HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

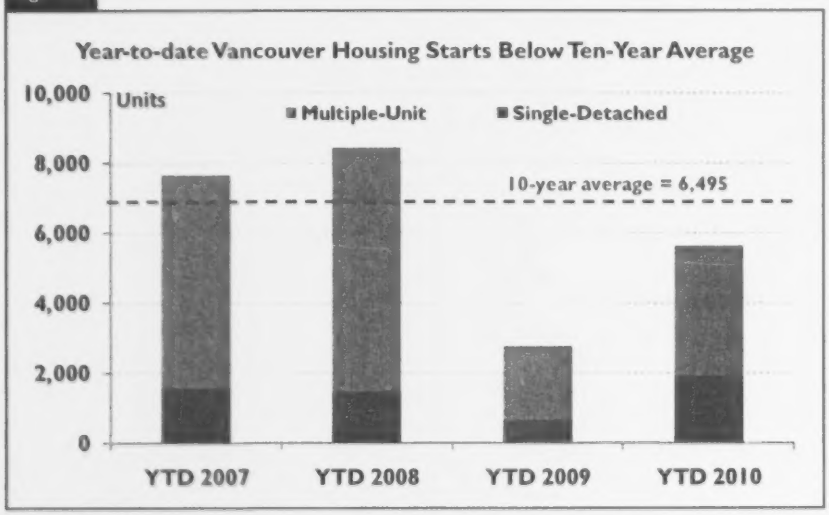
Date Released: June 2010

Vancouver Housing Now

There were 1,173 housing starts in the Vancouver Census Metropolitan Area (CMA) in May 2010. The single family housing market is performing well and overall new housing construction is in line with key economic indicators.

During the first five months of the year, construction of single detached houses has improved and is currently above the ten-year historic average. For the multiple-unit sector, however, even though there has been some recent improvement, the current level of starts is still below the ten-year average. The moderate level of multi-family construction has meant that total housing starts remain below the ten year average of 6,495 housing starts.

Figure 1



Source: CMHC

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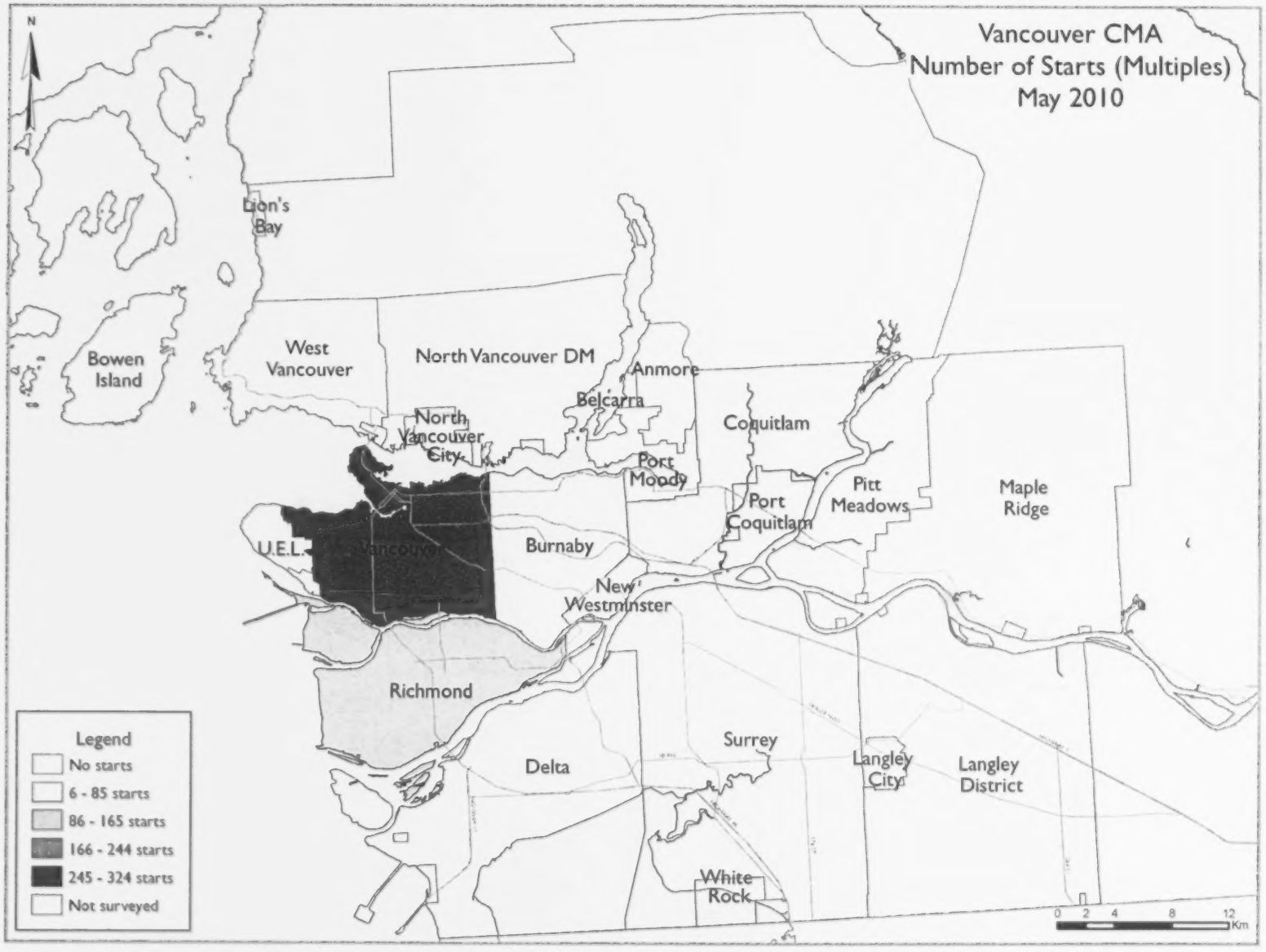
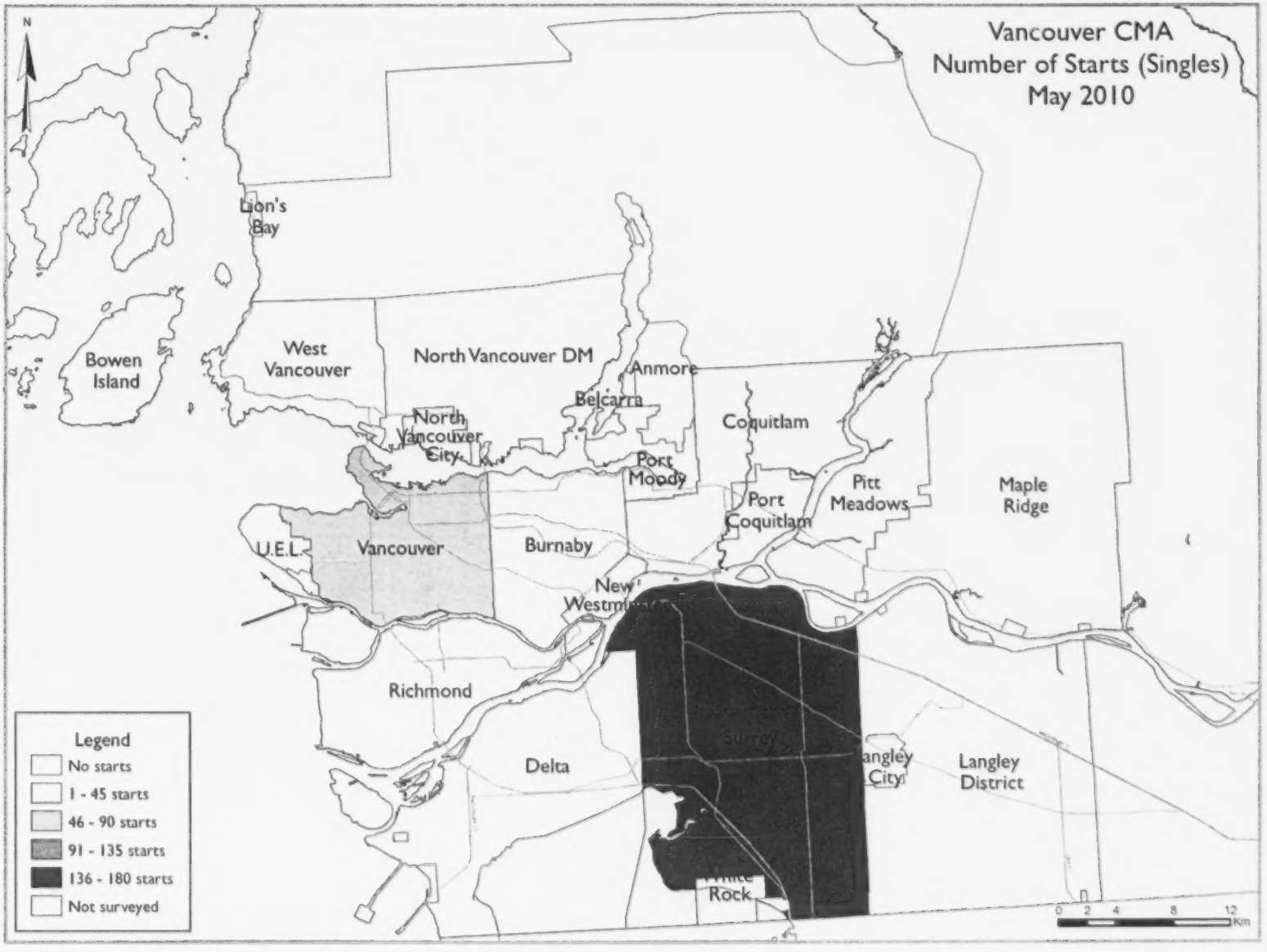
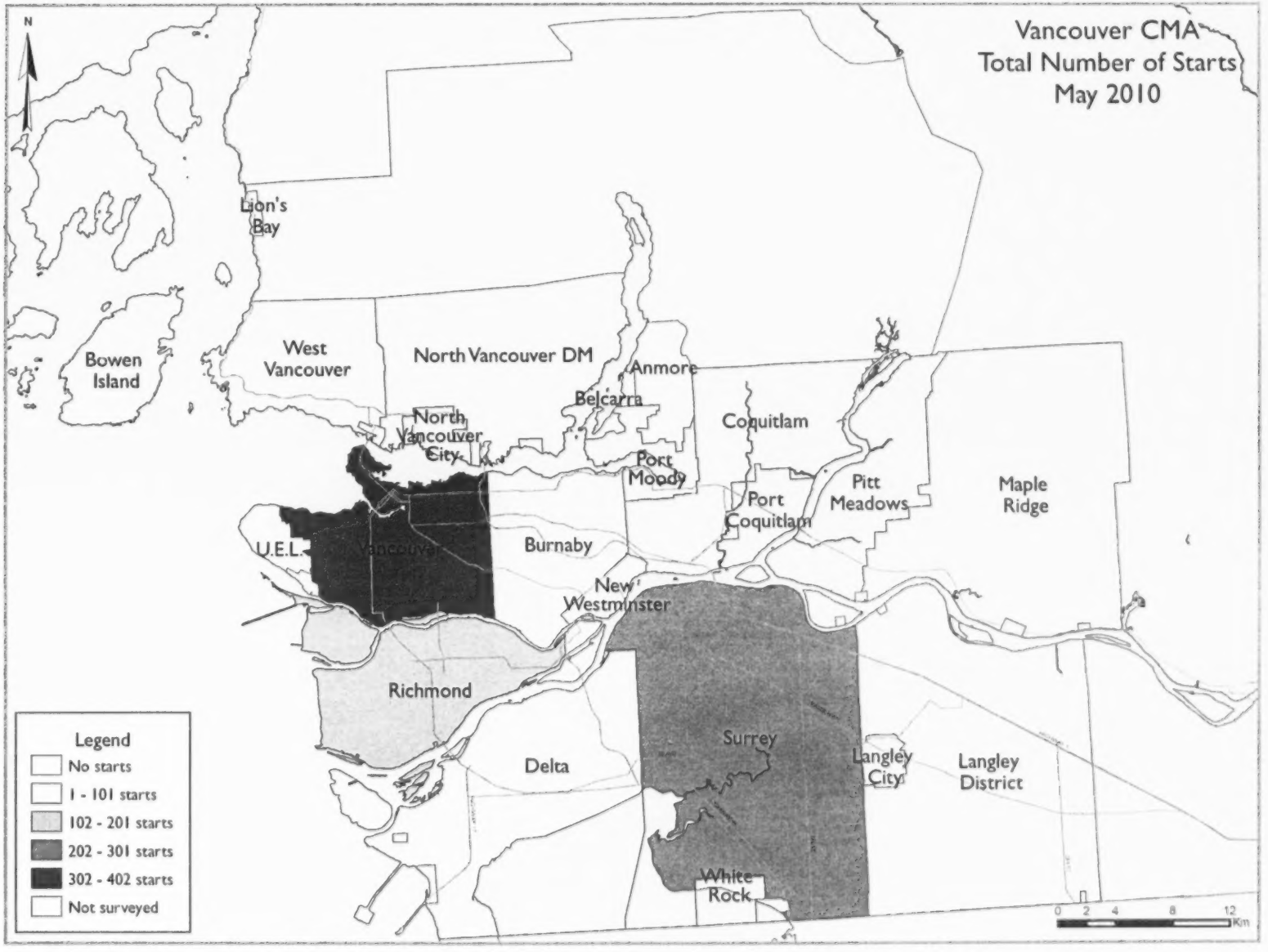
Still, most housing market indicators, such as the resale housing market, the number of units under construction, and material and land costs, suggest that the new home construction market is in balanced conditions this year. Also, there are demographic factors like population growth and household formation which suggest that new home construction is in line with market conditions.

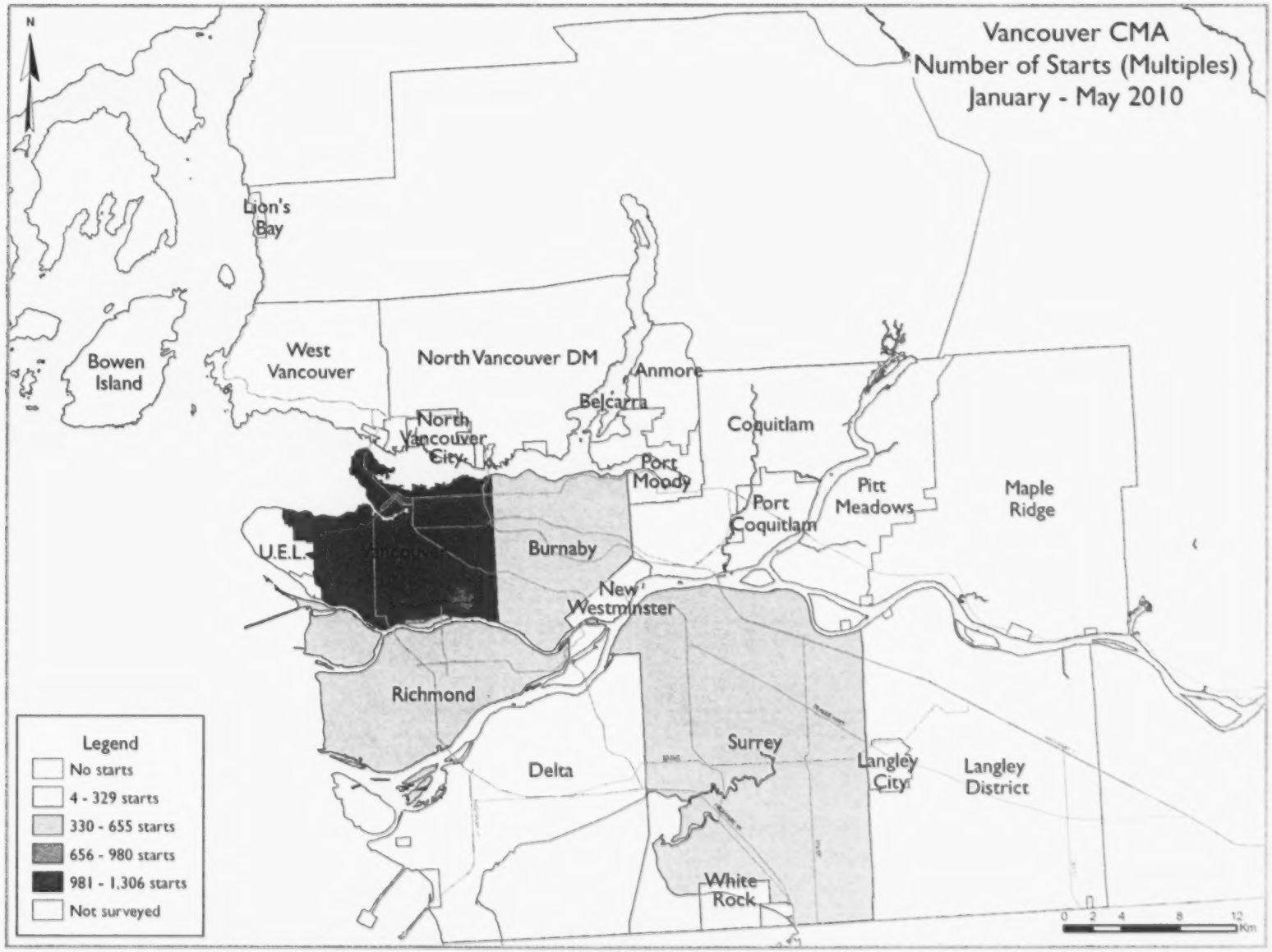
In the Abbotsford CMA, 44 homes were started during May of which 36 were single-detached houses. There have been 206 housing starts so far this year in Abbotsford, which is an improvement compared to the same period last year.

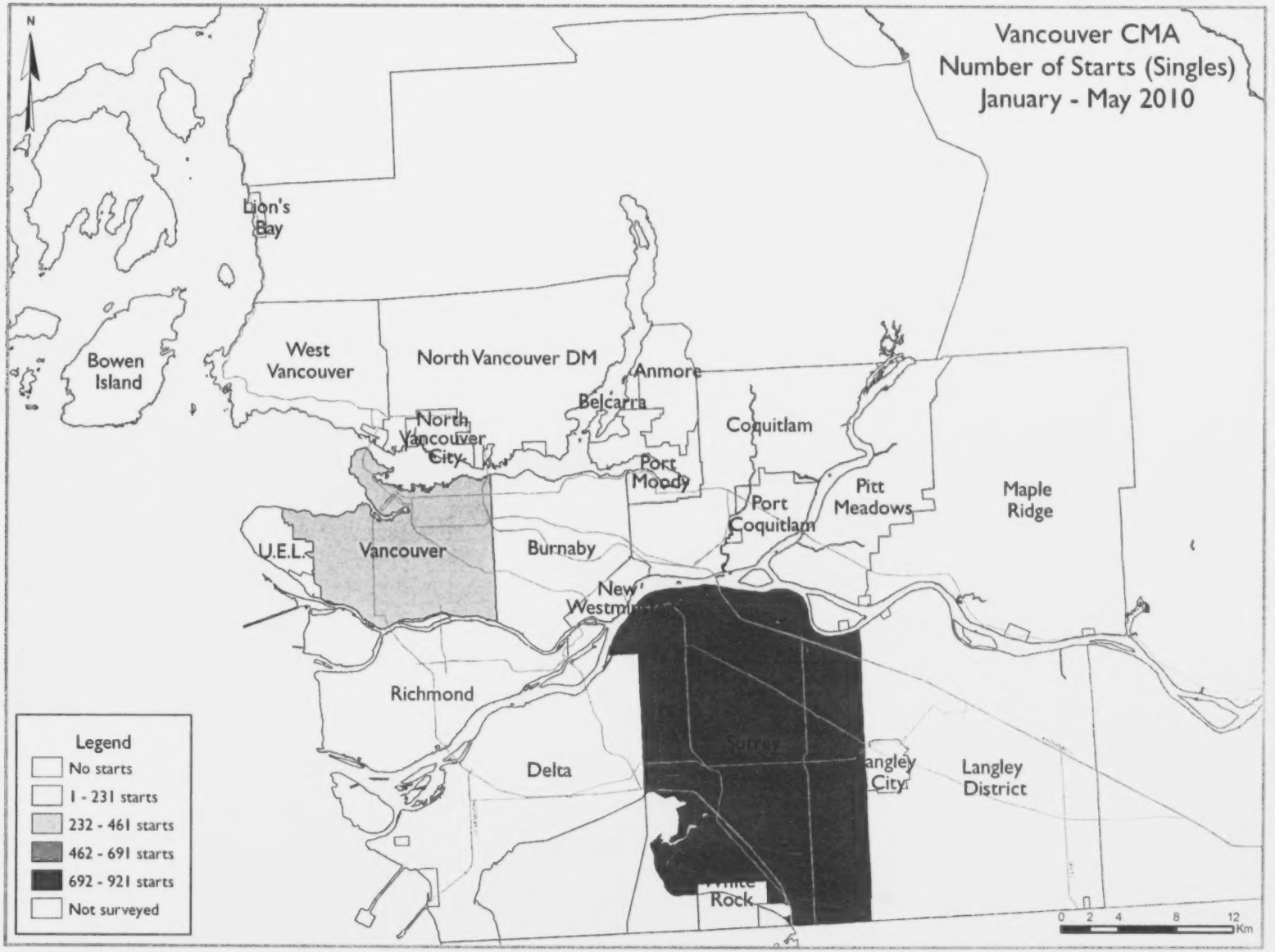
Nationally, housing starts moved lower in May to 189,100 units, seasonally adjusted at annual rates (SAAR). In urban British Columbia, the seasonally adjusted annual rate of housing starts followed suit, edging down to 22,100 units SAAR.

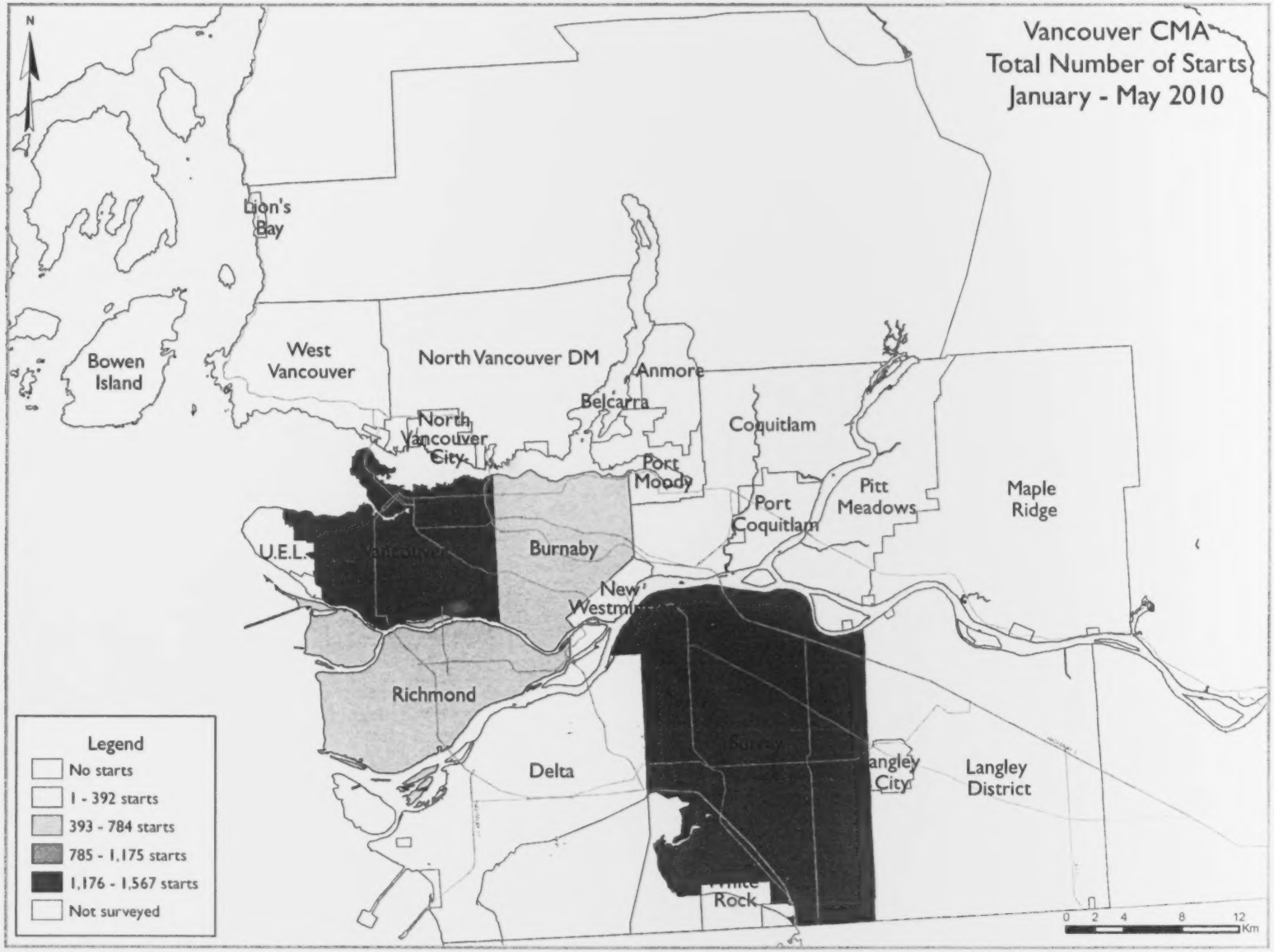

Vancouver CMA
Number of Starts (Multiples)
May 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
6 - 85 starts
86 - 165 starts
166 - 244 starts
245 - 324 starts
Not surveyed
0 2 4 8 12
Km

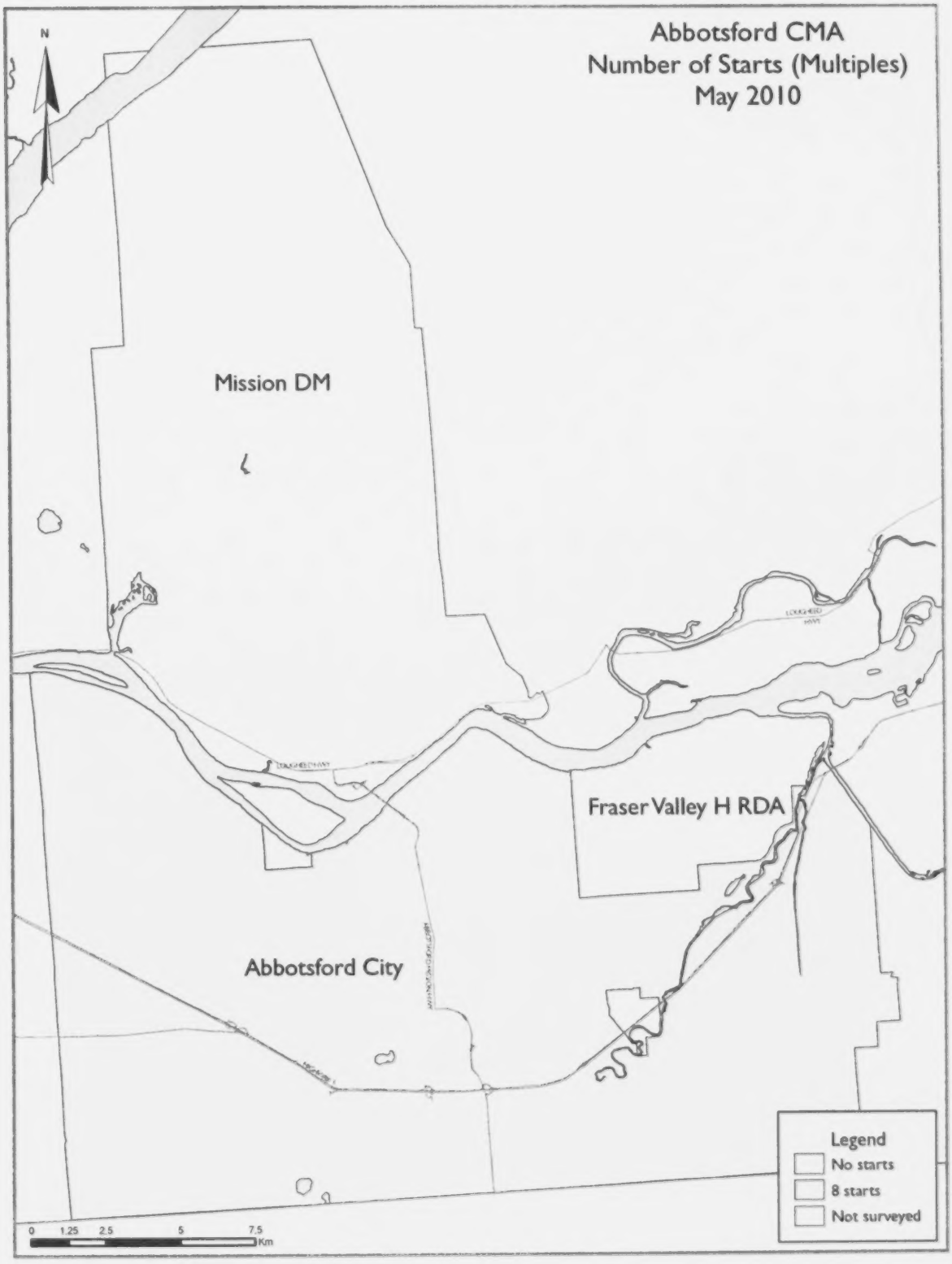

Vancouver CMA
Number of Starts (Singles)
May 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 45 starts
46 - 90 starts
91 - 135 starts
136 - 180 starts
Not surveyed
0 2 4 8 12
Km

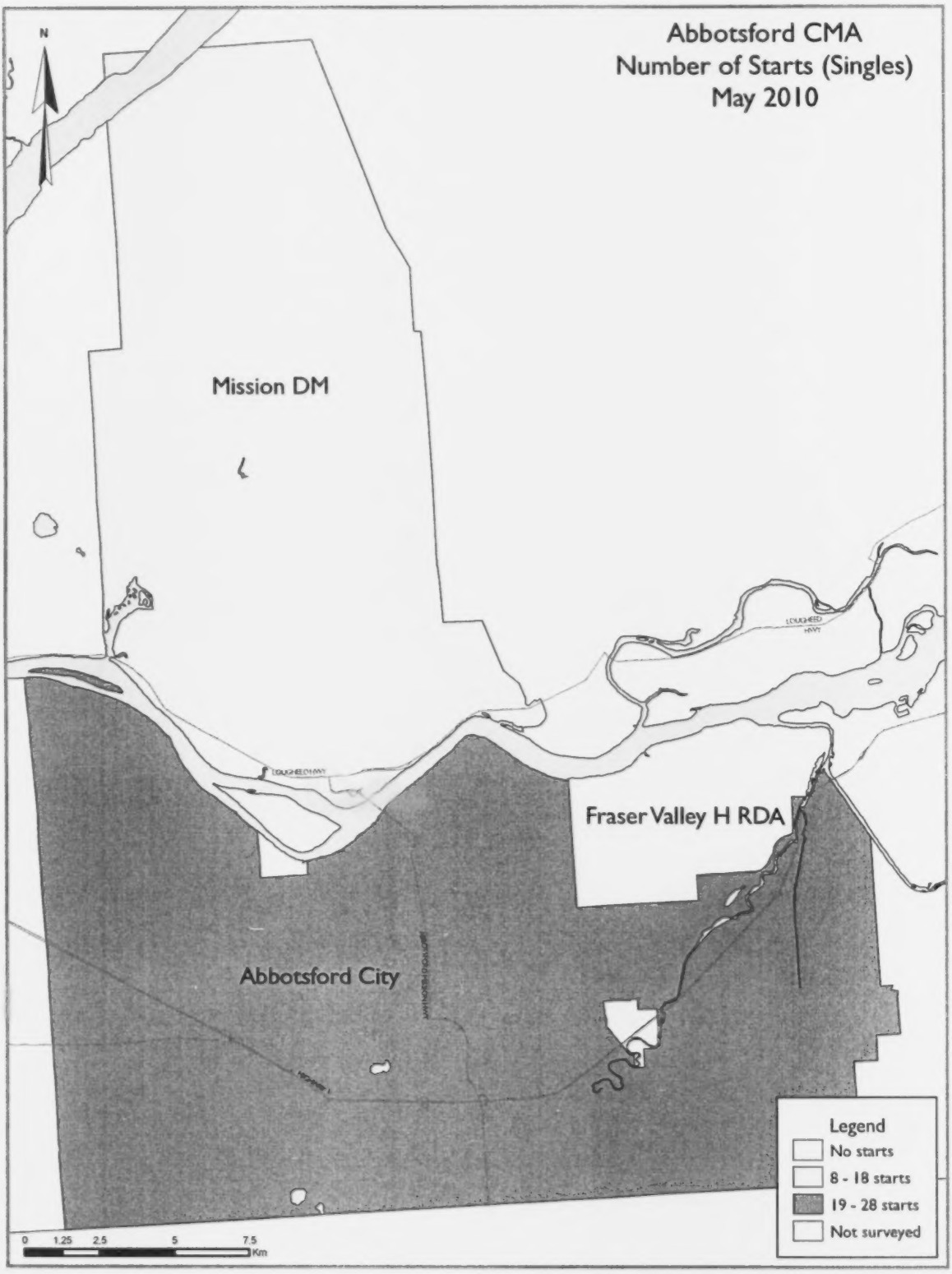

Vancouver CMA
Total Number of Starts
May 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 101 starts
102 - 201 starts
202 - 301 starts
302 - 402 starts
Not surveyed
0 2 4 8 12
Km

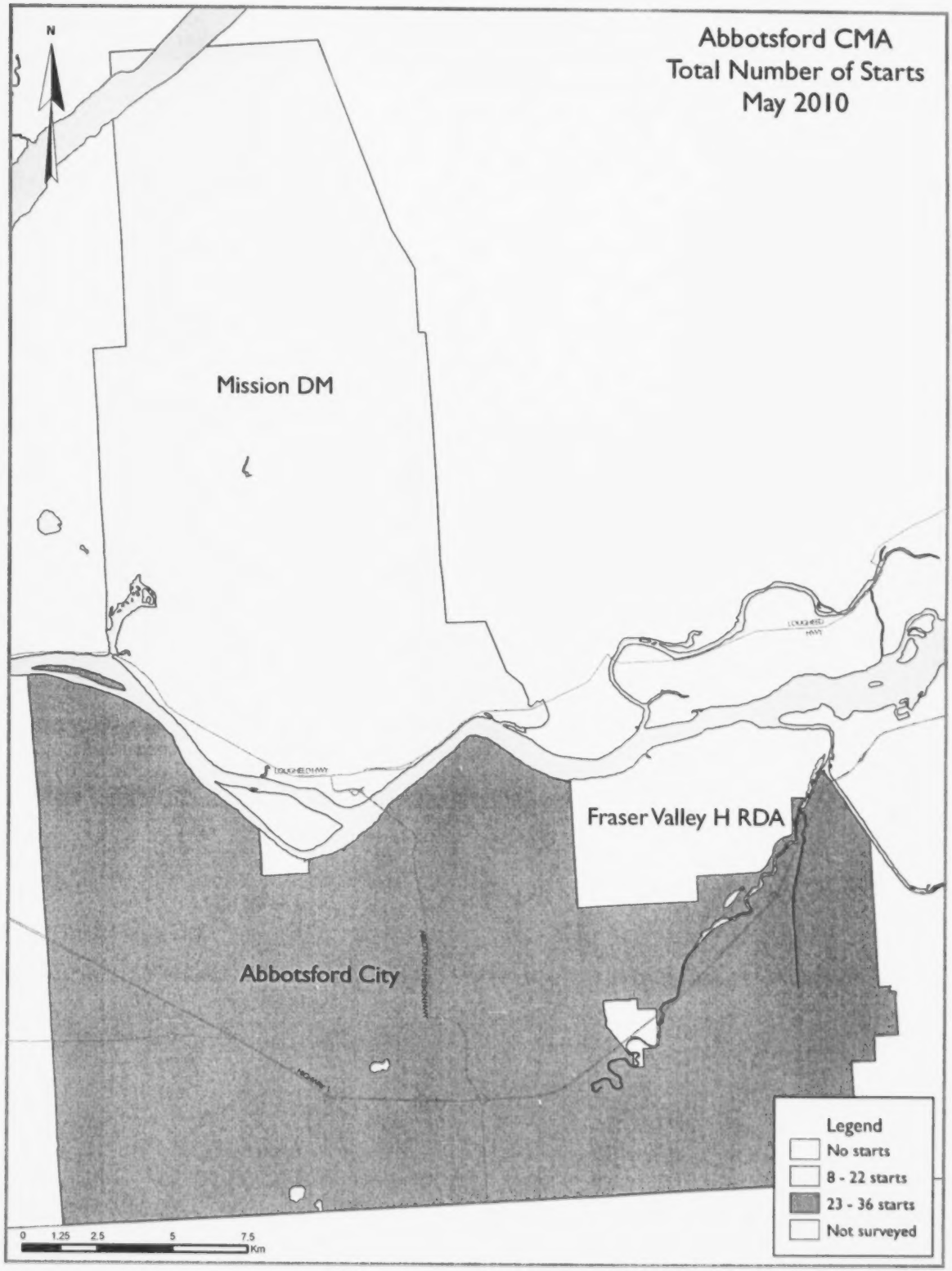

Vancouver CMA
Number of Starts (Multiples)
January - May 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
4 - 329 starts
330 - 655 starts
656 - 980 starts
981 - 1,306 starts
Not surveyed
0 2 4 8 12
Km

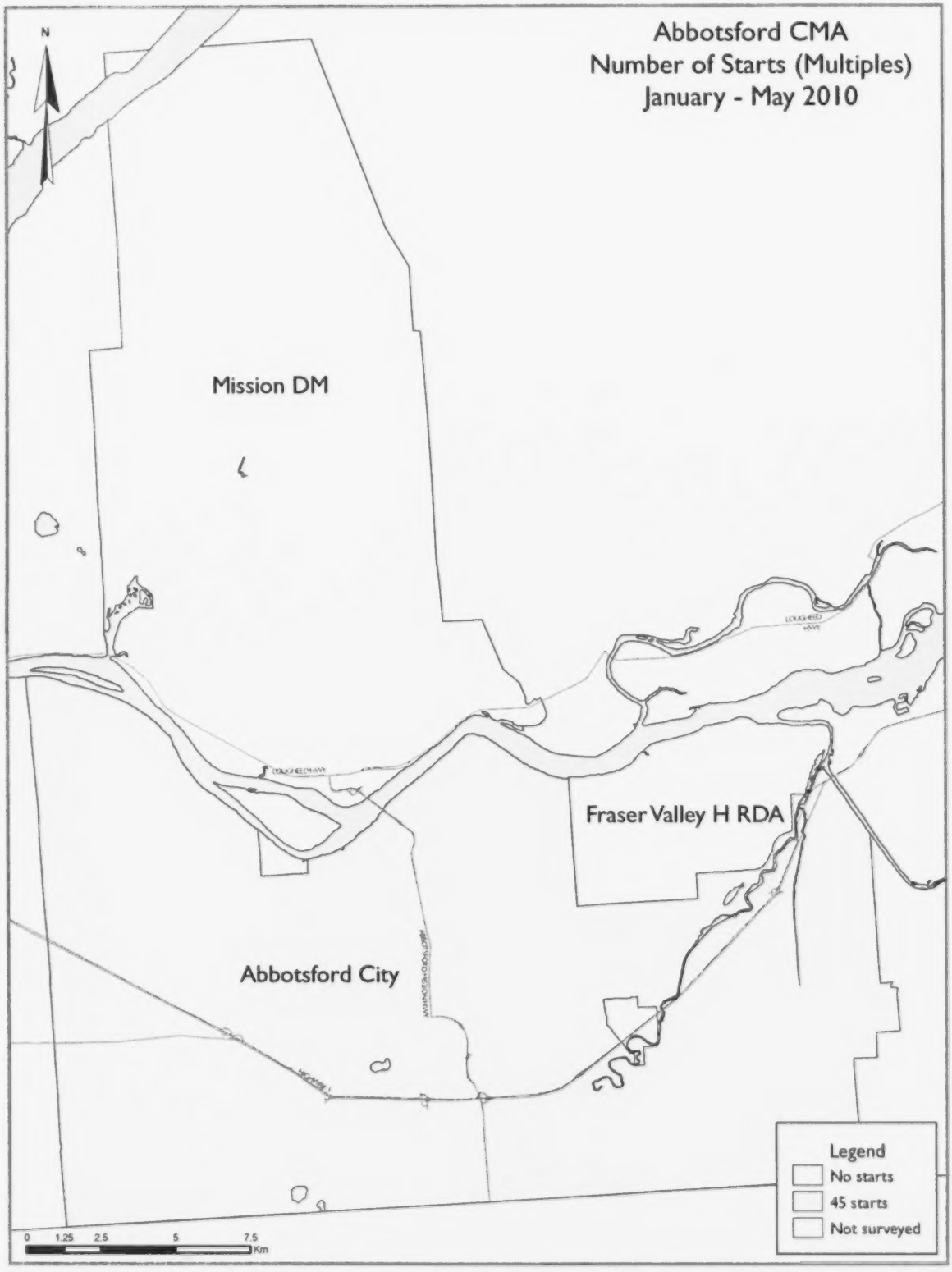

Vancouver CMA
Number of Starts (Singles)
January - May 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Coquitlam
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 231 starts
232 - 461 starts
462 - 691 starts
692 - 921 starts
Not surveyed
0 2 4 8 12
Km

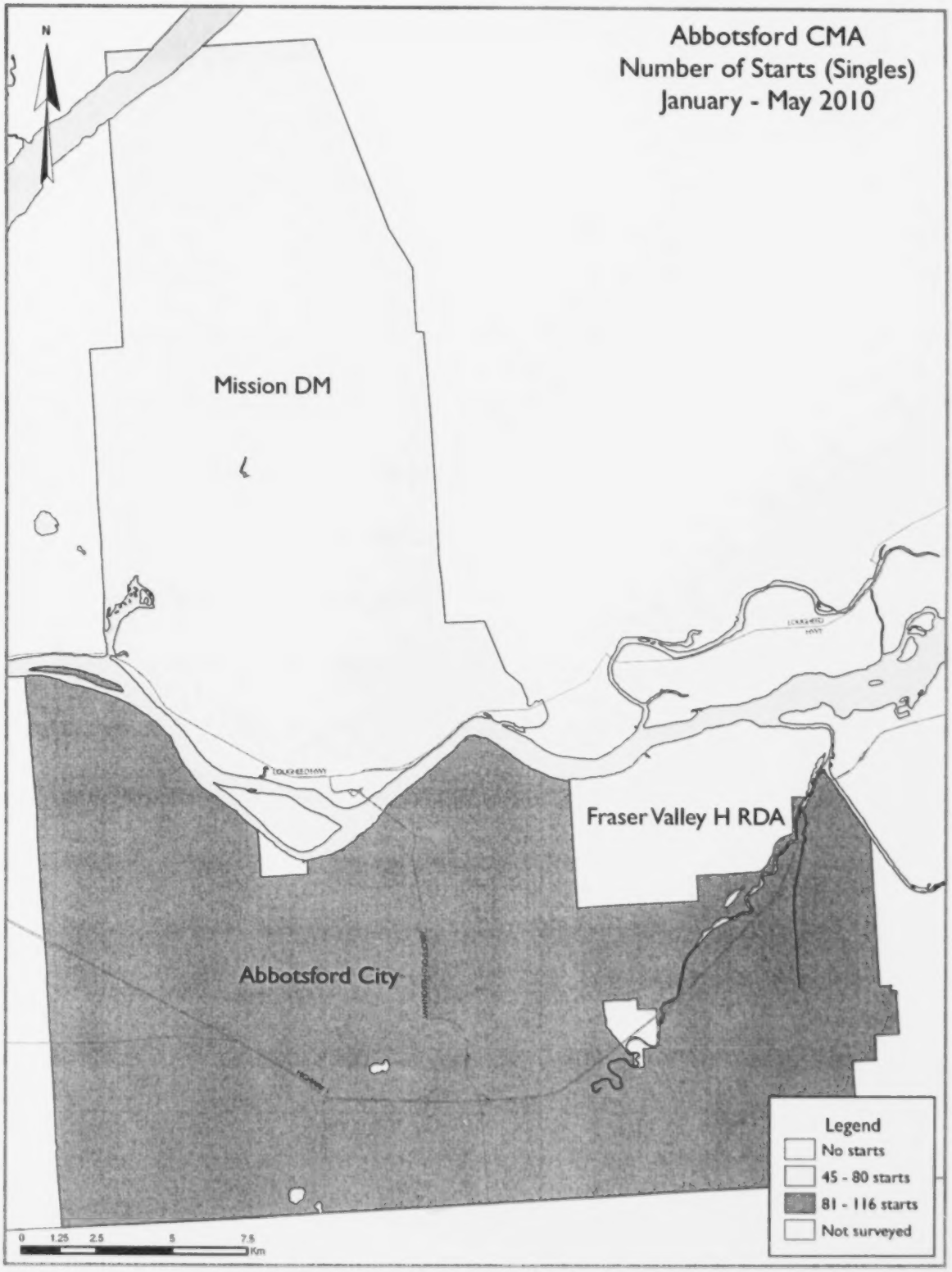

Vancouver CMA
Total Number of Starts
January - May 2010
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
Legend
No starts
1 - 392 starts
393 - 784 starts
785 - 1,175 starts
1,176 - 1,567 starts
Not surveyed
0 2 4 8 12 Km

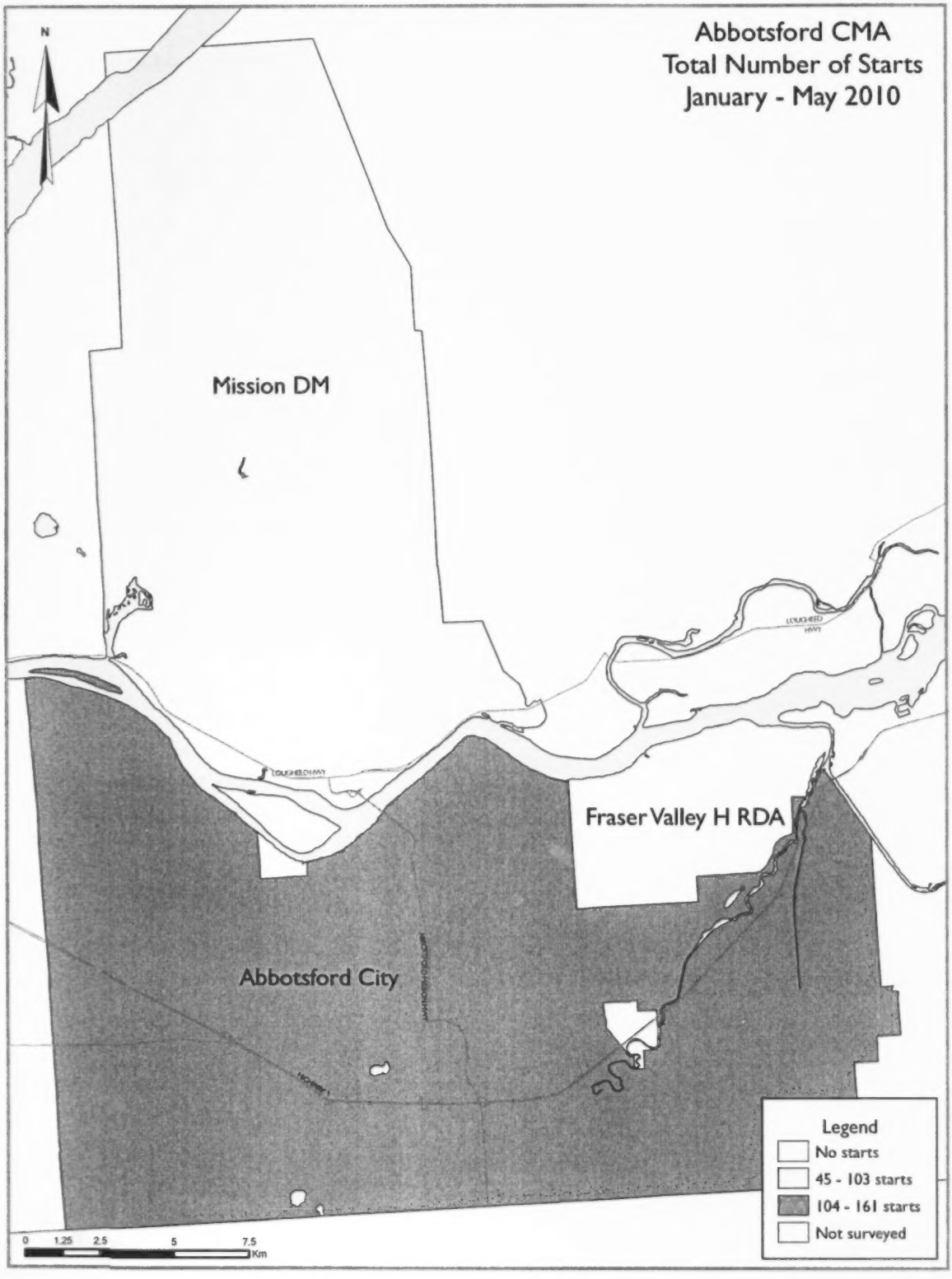

Abbotsford CMA
Number of Starts (Multiples)
May 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
8 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
May 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
8 - 18 starts
19 - 28 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
May 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
8 - 22 starts
23 - 36 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Multiples)
January - May 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
45 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Number of Starts (Singles)
January - May 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
45 - 80 starts
81 - 116 starts
Not surveyed
0 1.25 2.5 5 7.5
Km


Abbotsford CMA
Total Number of Starts
January - May 2010
N
Mission DM
Fraser Valley H RDA
Abbotsford City
Legend
No starts
45 - 103 starts
104 - 161 starts
Not surveyed
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	406	14	104	3	201	348	15	82	1,173
May 2009	208	16	31	1	71	127	1	14	469
% Change	95.2	-12.5	**	200.0	183.1	174.0	**	**	150.1
Year-to-date 2010	1,859	106	564	20	877	1,693	50	462	5,631
Year-to-date 2009	652	56	153	2	543	1,273	5	87	2,771
% Change	185.1	89.3	**	**	61.5	33.0	**	**	103.2
UNDER CONSTRUCTION									
May 2010	3,277	216	996	36	1,882	6,708	57	840	14,012
May 2009	2,453	203	551	30	2,127	14,853	9	952	21,178
% Change	33.6	6.4	80.8	20.0	-11.5	-54.8	**	-11.8	-33.8
COMPLETIONS									
May 2010	280	20	48	3	234	1,227	1	40	1,853
May 2009	305	14	34	0	218	1,145	0	69	1,785
% Change	-8.2	42.9	41.2	n/a	7.3	7.2	n/a	-42.0	3.8
Year-to-date 2010	1,290	80	283	11	950	5,136	3	279	8,032
Year-to-date 2009	1,322	146	204	7	1,011	4,175	22	275	7,162
% Change	-2.4	-45.2	38.7	57.1	-6.0	23.0	-86.4	1.5	12.1
COMPLETED & NOT ABSORBED									
May 2010	461	55	86	2	213	1,629	0	19	2,465
May 2009	1,039	174	151	23	371	480	0	84	2,322
% Change	-55.6	-68.4	-43.0	-91.3	-42.6	**	n/a	-77.4	6.2
ABSORBED									
May 2010	259	10	42	4	231	1 125	1	39	1,711
May 2009	360	35	42	1	223	1 133	0	37	1,831
% Change	-28.1	-71.4	0.0	**	3.6	-0.7	n/a	5.4	-6.6
Year-to-date 2010	1,387	90	280	12	1,005	4,218	3	104	7,099
Year-to-date 2009	1,387	115	187	10	1,007	4,249	22	139	7,116
% Change	0.0	-21.7	49.7	20.0	-0.2	-0.7	-86.4	-25.2	-0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary by Submarket May 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
May 2010	21	4	0	0	0	0	0	70	95
May 2009	9	10	0	0	0	0	0	0	19
Delta									
May 2010	16	0	0	0	52	0	0	0	68
May 2009	16	0	0	0	0	0	0	0	16
Langley									
May 2010	19	0	10	0	24	69	0	0	122
May 2009	11	0	2	0	5	0	1	0	19
Maple Ridge / Pitt Meadows									
May 2010	33	0	0	0	0	0	0	0	33
May 2009	20	0	0	0	0	0	0	0	20
New Westminster									
May 2010	3	0	0	2	0	0	0	0	5
May 2009	3	0	0	0	0	0	0	0	3
North Vancouver									
May 2010	13	4	4	0	5	0	0	0	26
May 2009	3	0	0	1	16	0	0	0	20
Richmond									
May 2010	43	0	36	1	55	0	0	0	135
May 2009	8	0	12	0	6	119	0	0	145
Surrey									
May 2010	180	2	2	0	58	0	0	12	254
May 2009	88	0	4	0	28	0	0	14	134
Tri-Cities									
May 2010	7	0	12	0	0	0	0	0	19
May 2009	15	2	5	0	12	0	0	0	34
University Endowment Lands									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	1	0	0	0	0	0	0	0	1
Vancouver City									
May 2010	63	4	34	0	7	279	15	0	402
May 2009	26	4	4	0	4	8	0	0	46
West Vancouver									
May 2010	7	0	0	0	0	0	0	0	7
May 2009	3	0	0	0	0	0	0	0	3
White Rock									
May 2010	0	0	6	0	0	0	0	0	6
May 2009	1	0	4	0	0	0	0	0	5
Vancouver CMA									
May 2010	406	14	104	3	201	348	15	82	1,173
May 2009	208	16	31	1	71	127	1	14	469

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket May 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
May 2010	152	62	0	0	77	1,187	5	70	1,553
May 2009	128	34	0	0	143	1,469	0	0	1,774
Delta									
May 2010	101	2	0	0	88	106	1	7	305
May 2009	108	4	0	0	112	0	0	8	232
Langley									
May 2010	154	4	124	0	177	131	1	0	591
May 2009	290	8	68	0	93	500	1	0	960
Maple Ridge / Pitt Meadows									
May 2010	208	0	0	0	133	165	1	2	509
May 2009	156	4	0	1	94	251	0	0	506
New Westminster									
May 2010	38	2	0	23	10	391	0	0	464
May 2009	26	0	0	0	0	614	0	0	640
North Vancouver									
May 2010	73	18	16	1	105	295	0	0	508
May 2009	77	18	28	2	79	745	0	0	949
Richmond									
May 2010	206	6	232	8	194	524	0	2	1,172
May 2009	143	6	146	3	311	1,435	0	6	2,050
Surrey									
May 2010	1,347	10	44	3	853	455	0	153	2,865
May 2009	796	16	18	24	820	3,217	0	188	5,079
Tri-Cities									
May 2010	182	14	165	0	112	181	0	50	704
May 2009	84	18	131	0	171	1,381	0	1	1,786
University Endowment Lands									
May 2010	7	0	0	0	2	108	0	134	251
May 2009	8	0	0	0	76	139	0	257	480
Vancouver City									
May 2010	607	86	361	1	131	3,135	49	420	4,790
May 2009	411	79	106	0	215	5,034	8	492	6,345
West Vancouver									
May 2010	126	12	0	0	0	0	0	0	138
May 2009	148	14	0	0	8	33	0	0	203
White Rock									
May 2010	16	0	52	0	0	30	0	0	98
May 2009	8	2	54	0	5	35	0	0	104
Vancouver CMA									
May 2010	3,277	216	996	36	1,882	6,708	57	840	14,012
May 2009	2,453	203	551	30	2,127	14,853	9	952	21,178

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
May 2010	12	8	0	0	0	0	0	0	20
May 2009	21	4	0	0	4	171	0	0	200
Delta									
May 2010	10	0	0	0	27	0	0	0	37
May 2009	18	0	0	0	0	0	0	3	21
Langley									
May 2010	19	0	22	0	19	0	0	0	60
May 2009	49	0	0	0	5	0	0	0	54
Maple Ridge / Pitt Meadows									
May 2010	18	0	0	0	0	0	0	0	18
May 2009	24	0	0	0	10	96	0	0	130
New Westminster									
May 2010	12	0	0	0	0	158	0	0	170
May 2009	1	0	0	0	0	200	0	0	201
North Vancouver									
May 2010	5	6	0	2	47	102	0	0	162
May 2009	3	0	0	0	0	0	0	32	35
Richmond									
May 2010	29	0	14	0	0	126	0	4	173
May 2009	3	0	6	0	28	16	0	0	53
Surrey									
May 2010	159	2	8	1	137	581	0	36	924
May 2009	159	0	10	0	99	97	0	34	399
Tri-Cities									
May 2010	2	0	0	0	0	0	0	0	2
May 2009	4	6	10	0	36	100	0	0	156
University Endowment Lands									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Vancouver City									
May 2010	3	4	0	0	4	252	1	0	264
May 2009	8	4	0	0	36	465	0	0	513
West Vancouver									
May 2010	11	0	0	0	0	8	0	0	19
May 2009	12	0	0	0	0	0	0	0	12
White Rock									
May 2010	0	0	4	0	0	0	0	0	4
May 2009	1	0	6	0	0	0	0	0	7
Vancouver CMA									
May 2010	280	20	48	3	234	1,227	1	40	1,853
May 2009	305	14	34	0	218	1,145	0	69	1,785

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
May 2010	40	13	0	0	3	29	0	0	85
May 2009	76	71	0	0	15	34	0	0	196
Delta									
May 2010	10	1	0	0	3	0	0	0	14
May 2009	31	2	0	0	5	8	0	4	50
Langley									
May 2010	18	2	28	2	18	52	0	0	120
May 2009	91	6	14	3	34	23	0	0	171
Maple Ridge / Pitt Meadows									
May 2010	41	0	0	0	9	30	0	0	80
May 2009	129	0	0	0	10	15	0	0	154
New Westminster									
May 2010	12	0	0	0	0	125	0	0	137
May 2009	13	2	0	0	1	3	0	0	19
North Vancouver									
May 2010	20	3	3	0	20	66	0	0	112
May 2009	39	5	0	0	9	12	0	10	75
Richmond									
May 2010	24	1	14	0	15	19	0	4	77
May 2009	59	2	48	6	23	56	0	1	195
Surrey									
May 2010	157	1	6	0	97	389	0	15	665
May 2009	346	6	6	12	190	157	0	59	776
Tri-Cities									
May 2010	8	5	15	0	26	119	0	0	173
May 2009	20	15	54	2	32	50	0	6	179
University Endowment Lands									
May 2010	0	0	0	0	5	17	0	0	22
May 2009	1	0	0	0	3	1	0	0	5
Vancouver City									
May 2010	88	29	10	0	13	742	0	0	882
May 2009	175	63	13	0	46	82	0	4	383
West Vancouver									
May 2010	33	0	0	0	2	21	0	0	56
May 2009	48	2	0	0	3	4	0	0	57
White Rock									
May 2010	3	0	10	0	2	20	0	0	35
May 2009	3	0	14	0	0	35	0	0	52
Vancouver CMA									
May 2010	461	55	86	2	213	1,629	0	19	2,465
May 2009	1,039	174	151	23	371	480	0	84	2,322

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
May 2010	9	3	0	0	0	20	0	0	32
May 2009	24	12	0	0	6	187	0	0	229
Delta									
May 2010	11	1	0	0	28	1	0	1	42
May 2009	23	0	0	0	1	0	0	2	26
Langley									
May 2010	17	0	10	0	22	0	0	0	49
May 2009	72	0	6	1	5	5	0	0	89
Maple Ridge / Pitt Meadows									
May 2010	9	0	0	1	5	2	0	0	17
May 2009	28	0	0	0	11	95	0	0	134
New Westminster									
May 2010	10	0	0	0	0	47	0	0	57
May 2009	1	4	0	0	0	200	0	0	205
North Vancouver									
May 2010	3	3	0	2	31	65	0	0	104
May 2009	6	2	0	0	0	2	0	22	32
Richmond									
May 2010	31	0	18	0	5	114	0	2	170
May 2009	3	0	6	0	26	14	0	0	49
Surrey									
May 2010	149	1	8	1	127	604	0	36	926
May 2009	156	0	12	0	116	82	0	11	377
Tri-Cities									
May 2010	2	0	2	0	0	5	0	0	9
May 2009	7	6	10	0	37	107	0	0	167
University Endowment Lands									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	2	2
Vancouver City									
May 2010	8	2	0	0	12	256	1	0	279
May 2009	27	11	0	0	21	439	0	0	498
West Vancouver									
May 2010	10	0	0	0	1	8	0	0	19
May 2009	11	0	0	0	0	0	0	0	11
White Rock									
May 2010	0	0	4	0	0	3	0	0	7
May 2009	0	0	8	0	0	2	0	0	10
Vancouver CMA									
May 2010	259	10	42	4	231	1,125	1	39	1,711
May 2009	360	35	42	1	223	1,133	0	37	1,831

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862
% Change	10.2	27.4	25.3	**	-11.1	28.0	**	125.3	32.4
2000	3,086	358	158	35	1,234	2,152	20	1,125	8,203

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	1	4	0	0	0	0	0	0	1	4	-75.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	7	1	0	0	0	0	0	0	7	1	**
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	5	0	0	0	0	0	0	0	5	0	n/a
Burnaby - Central Park	4	0	0	0	0	0	0	0	4	0	n/a
Burnaby - Remainder	5	8	4	10	0	0	70	0	79	18	**
Burnaby Total	21	9	4	10	0	0	70	0	95	19	**
Coquitlam	4	15	0	2	0	3	6	0	10	20	-50.0
Delta - Tsawwassen	0	0	0	0	0	0	0	0	0	0	n/a
Delta - Ladner	0	6	0	0	0	0	0	0	0	6	-100.0
Delta - North	16	10	0	0	52	0	0	0	68	10	**
Delta	16	16	0	0	52	0	0	0	68	16	**
Langley City	0	0	0	0	0	0	69	0	69	0	n/a
Langley District	19	12	0	0	24	5	10	2	53	19	178.9
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	31	20	0	0	0	0	0	0	31	20	55.0
New Westminster	5	3	0	0	0	0	0	0	5	3	66.7
North Vancouver City	1	0	4	0	5	0	4	0	14	0	n/a
North Vancouver DM	12	4	0	16	0	0	0	0	12	20	-40.0
Pitt Meadows	2	0	0	0	0	0	0	0	2	0	n/a
Port Coquitlam	2	0	0	0	0	12	6	2	8	14	-42.9
Port Moody	1	0	0	0	0	0	0	0	1	0	n/a
Richmond	44	8	6	0	49	6	36	131	135	145	-6.9
Surrey - South	53	15	2	0	28	16	3	0	86	31	177.4
Surrey - Cloverdale	56	32	0	0	15	0	9	15	80	47	70.2
Surrey - North	64	32	2	0	11	12	2	3	79	47	68.1
Surrey - Guildford	0	0	0	0	0	0	0	0	0	0	n/a
Surrey - Whalley	7	9	2	0	0	0	0	0	9	9	0.0
Surrey Total	180	88	6	0	54	28	14	18	254	134	89.6
University Endowment Lands	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	1	0	0	0	7	0	0	0	8	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	2	0	0	0	0	0	49	0	51	0	n/a
Vancouver - Kerrisdale	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - Marpole	3	2	0	0	0	0	0	0	3	2	50.0
Vancouver - Eastside	46	11	4	4	0	0	28	4	78	19	**
Vancouver - Mt. Pleasant	0	0	0	0	0	4	230	0	230	4	**
Vancouver - Strath/Grand	0	0	0	0	0	0	0	8	0	8	-100.0
Vancouver - Westside	25	12	0	0	0	0	6	0	31	12	158.3
Vancouver Total	78	26	4	4	7	4	313	12	402	46	**
West Vancouver	7	3	0	0	0	0	0	0	7	3	133.3
White Rock	0	1	0	0	0	0	6	4	6	5	20.0
Vancouver CMA	424	210	24	32	191	58	534	169	1,173	469	150.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	9	2	0	0	0	0	0	0	9	2	**
Belcarra	0	1	0	0	0	0	0	0	0	1	-100.0
Bowen Island	4	4	0	0	0	0	4	0	8	4	100.0
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	25	8	2	0	4	32	0	9	31	49	-36.7
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	22	4	6	2	0	0	37	0	65	6	**
Burnaby - Central Park	15	2	10	4	26	0	0	130	51	136	-62.5
Burnaby - Remainder	40	27	30	18	5	20	223	214	298	279	6.8
Burnaby Total	102	43	48	24	35	52	260	353	445	472	-5.7
Coquitlam	89	35	6	4	28	21	193	8	316	68	**
Delta - Tsawwassen	9	1	0	2	0	0	55	0	64	3	**
Delta - Ladner	23	11	6	0	0	0	3	2	32	13	146.2
Delta - North	40	44	0	0	75	48	0	1	115	93	23.7
Delta	72	56	6	2	75	48	58	3	211	109	93.6
Langley City	0	1	0	0	0	36	69	98	69	135	-48.9
Langley District	87	38	0	0	120	10	82	156	289	204	41.7
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	152	52	0	0	31	23	21	0	204	75	172.0
New Westminster	50	15	2	0	10	0	97	0	159	15	**
North Vancouver City	1	0	12	2	8	0	8	6	29	8	**
North Vancouver DM	25	13	2	32	20	0	129	23	176	68	158.8
Pitt Meadows	7	1	0	12	0	8	0	0	7	21	-66.7
Port Coquitlam	2	0	2	0	7	25	14	4	25	29	-13.8
Port Moody	7	4	0	0	13	0	0	0	20	4	**
Richmond	103	31	30	4	91	78	235	196	459	309	48.5
Surrey - South	216	42	4	2	98	103	11	4	329	151	117.9
Surrey - Cloverdale	304	87	0	0	96	23	90	43	490	153	**
Surrey - North	358	100	8	0	166	16	94	5	626	121	**
Surrey - Guildford	5	1	0	0	0	0	0	0	5	1	**
Surrey - Whalley	38	28	2	0	0	21	0	0	40	49	-18.4
Surrey Total	921	258	14	2	360	163	195	52	1,490	475	**
University Endowment Lands	1	2	0	0	0	0	62	46	63	48	31.3
Vancouver - West End	0	0	0	0	0	0	0	225	0	225	-100.0
Vancouver - Downtown	0	0	0	0	0	0	430	156	430	156	175.6
Vancouver - Kitsilano	3	0	4	0	15	0	0	47	22	47	-53.2
Vancouver - False Creek	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Granville/Oak	5	3	0	0	0	0	51	0	56	3	**
Vancouver - Kerrisdale	18	4	0	0	0	0	6	33	24	37	-35.1
Vancouver - Marpole	19	4	2	2	0	0	4	0	25	6	**
Vancouver - Eastside	124	39	18	14	18	0	346	24	506	77	**
Vancouver - Mt. Pleasant	0	0	4	4	0	16	230	9	234	29	**
Vancouver - Strath/Grand	0	2	0	0	0	0	128	12	128	14	**
Vancouver - Westside	92	34	2	4	0	14	48	0	142	52	173.1
Vancouver Total	261	86	30	26	33	30	1,243	506	1,567	648	141.8
West Vancouver	34	16	0	0	0	0	0	0	34	16	112.5
White Rock	1	1	0	0	0	0	49	59	50	60	-16.7
Vancouver CMA	1,929	659	152	108	831	494	2,719	1,510	5,631	2,771	103.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	70	0
Burnaby Total	0	0	0	0	0	0	70	0
Coquitlam	0	3	0	0	6	0	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	0	0	0	0
Delta - North	52	0	0	0	0	0	0	0
Delta	52	0	0	0	0	0	0	0
Langley City	0	0	0	0	69	0	0	0
Langley District	24	5	0	0	10	2	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	0	0	0	0
North Vancouver City	5	0	0	0	4	0	0	0
North Vancouver DM	0	0	0	0	0	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	12	0	0	6	2	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	49	6	0	0	36	131	0	0
Surrey - South	28	16	0	0	0	0	3	0
Surrey - Cloverdale	15	0	0	0	0	4	9	11
Surrey - North	11	12	0	0	2	0	0	3
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	54	28	0	0	2	4	12	14
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	7	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	49	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	28	4	0	0
Vancouver - Mt. Pleasant	0	4	0	0	230	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	8	0	0
Vancouver - Westside	0	0	0	0	6	0	0	0
Vancouver Total	7	4	0	0	313	12	0	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	6	4	0	0
Vancouver CMA	191	58	0	0	452	155	82	14

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	4	32	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	37	0	0	0
Burnaby - Central Park	26	0	0	0	0	130	0	0
Burnaby - Remainder	5	20	0	0	153	214	70	0
Burnaby Total	35	52	0	0	190	353	70	0
Coquitlam	28	21	0	0	143	8	50	0
Delta - Tsawwassen	0	0	0	0	55	0	0	0
Delta - Ladner	0	0	0	0	0	0	3	2
Delta - North	75	48	0	0	0	0	0	1
Delta	75	48	0	0	55	0	3	3
Langley City	0	36	0	0	69	98	0	0
Langley District	120	10	0	0	82	156	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	23	0	0	21	0	0	0
New Westminster	10	0	0	0	97	0	0	0
North Vancouver City	8	0	0	0	8	6	0	0
North Vancouver DM	20	0	0	0	129	23	0	0
Pitt Meadows	0	8	0	0	0	0	0	0
Port Coquitlam	7	25	0	0	14	4	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	91	78	0	0	235	196	0	0
Surrey - South	98	103	0	0	0	0	11	4
Surrey - Cloverdale	96	23	0	0	20	14	70	29
Surrey - North	166	16	0	0	70	0	24	5
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	21	0	0	0	0	0	0
Surrey Total	360	163	0	0	90	14	105	38
University Endowment Lands	0	0	0	0	62	0	0	46
Vancouver - West End	0	0	0	0	0	225	0	0
Vancouver - Downtown	0	0	0	0	226	156	204	0
Vancouver - Kitsilano	15	0	0	0	0	47	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	51	0	0	0
Vancouver - Kerrisdale	0	0	0	0	6	33	0	0
Vancouver - Marpole	0	0	0	0	4	0	0	0
Vancouver - Eastside	18	0	0	0	318	24	28	0
Vancouver - Mt. Pleasant	0	16	0	0	230	9	0	0
Vancouver - Strath/Grand	0	0	0	0	128	12	0	0
Vancouver - Westside	0	14	0	0	48	0	0	0
Vancouver Total	33	30	0	0	1,011	506	232	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	49	59	0	0
Vancouver CMA	831	494	0	0	2,257	1,423	462	87

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	1	4	0	0	0	0	1	4
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	7	1	0	0	0	0	7	1
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	5	0	0	0	0	0	5	0
Burnaby - Central Park	4	0	0	0	0	0	4	0
Burnaby - Remainder	9	18	0	0	70	0	79	18
Burnaby Total	25	19	0	0	70	0	95	19
Coquitlam	10	20	0	0	0	0	10	20
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	6	0	0	0	0	0	6
Delta - North	16	10	52	0	0	0	68	10
Delta	16	16	52	0	0	0	68	16
Langley City	0	0	69	0	0	0	69	0
Langley District	29	13	24	5	0	1	53	19
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	20	0	0	0	0	31	20
New Westminster	3	3	2	0	0	0	5	3
North Vancouver City	9	0	5	0	0	0	14	0
North Vancouver DM	12	3	0	17	0	0	12	20
Pitt Meadows	2	0	0	0	0	0	2	0
Port Coquitlam	8	2	0	12	0	0	8	14
Port Moody	1	0	0	0	0	0	1	0
Richmond	79	20	56	125	0	0	135	145
Surrey - South	53	15	30	16	3	0	86	31
Surrey - Cloverdale	56	36	15	0	9	11	80	47
Surrey - North	66	32	13	12	0	3	79	47
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	9	9	0	0	0	0	9	9
Surrey Total	184	92	58	28	12	14	254	134
University Endowment Lands	0	1	0	0	0	0	0	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	1	0	7	0	0	0	8	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	49	0	2	0	51	0
Vancouver - Kerrisdale	0	1	0	0	1	0	1	1
Vancouver - Marpole	2	2	0	0	1	0	3	2
Vancouver - Eastside	72	19	0	0	6	0	78	19
Vancouver - Mt. Pleasant	0	0	230	4	0	0	230	4
Vancouver - Strath/Grand	0	0	0	8	0	0	0	8
Vancouver - Westside	26	12	0	0	5	0	31	12
Vancouver Total	101	34	286	12	15	0	402	46
West Vancouver	7	3	0	0	0	0	7	3
White Rock	6	5	0	0	0	0	6	5
Vancouver CMA	524	255	552	199	97	15	1,173	469

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	9	2	0	0	0	0	9	2
Belcarra	0	1	0	0	0	0	0	1
Bowen Island	6	4	0	0	2	0	8	4
Burnaby - Mountain	0	2	0	0	0	0	0	2
Burnaby - North	27	8	4	41	0	0	31	49
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	28	6	37	0	0	0	65	6
Burnaby - Central Park	25	6	26	130	0	0	51	136
Burnaby - Remainder	70	45	158	234	70	0	298	279
Burnaby Total	150	67	225	405	70	0	445	472
Coquitlam	163	50	103	18	50	0	316	68
Delta - Tsawwassen	9	3	55	0	0	0	64	3
Delta - Ladner	24	11	4	0	4	2	32	13
Delta - North	40	44	75	48	0	1	115	93
Delta	73	58	134	48	4	3	211	109
Langley City	0	1	69	134	0	0	69	135
Langley District	167	65	120	136	2	3	289	204
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	151	52	52	23	1	0	204	75
New Westminster	35	15	124	0	0	0	159	15
North Vancouver City	21	8	8	0	0	0	29	8
North Vancouver DM	25	11	151	57	0	0	176	68
Pitt Meadows	7	1	0	20	0	0	7	21
Port Coquitlam	18	4	7	25	0	0	25	29
Port Moody	7	4	13	0	0	0	20	4
Richmond	213	71	246	238	0	0	459	309
Surrey - South	216	42	102	105	11	4	329	151
Surrey - Cloverdale	324	101	96	23	70	29	490	153
Surrey - North	360	100	242	16	24	5	626	121
Surrey - Guildford	5	1	0	0	0	0	5	1
Surrey - Whalley	40	28	0	21	0	0	40	49
Surrey Total	945	272	440	165	105	38	1,490	475
University Endowment Lands	1	2	62	0	0	46	63	48
Vancouver - West End	0	0	0	225	0	0	0	225
Vancouver - Downtown	0	0	226	156	204	0	430	156
Vancouver - Kitsilano	7	0	15	47	0	0	22	47
Vancouver - False Creek	0	2	0	0	0	0	0	2
Vancouver - Granville/Oak	3	3	49	0	4	0	56	3
Vancouver - Kerrisdale	22	4	0	33	2	0	24	37
Vancouver - Marpole	21	6	0	0	4	0	25	6
Vancouver - Eastside	184	75	275	0	47	2	506	77
Vancouver - Mt. Pleasant	4	4	230	25	0	0	234	29
Vancouver - Strath/Grand	128	2	0	12	0	0	128	14
Vancouver - Westside	105	36	20	16	17	0	142	52
Vancouver Total	474	132	815	514	278	2	1,567	648
West Vancouver	34	16	0	0	0	0	34	16
White Rock	29	25	21	35	0	0	50	60
Vancouver CMA	2,529	861	2,590	1,818	512	92	5,631	2,771

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	2	0	0	0	0	0	2	0	4	-100.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	5	7	2	4	0	0	0	0	7	11	-36.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	3	2	2	0	0	0	171	4	176	-97.7
Burnaby - Central Park	2	2	0	0	0	0	0	0	2	2	0.0
Burnaby - Remainder	2	9	4	2	0	0	0	0	6	11	-45.5
Burnaby Total	12	21	8	8	0	0	0	171	20	200	-90.0
Coquitlam	1	1	0	6	0	36	0	10	1	53	-98.1
Delta - Tsawwassen	0	2	0	0	0	0	0	1	0	3	-100.0
Delta - Ladner	0	11	0	0	0	0	0	1	0	12	-100.0
Delta - North	10	5	0	0	27	0	0	1	37	6	**
Delta	10	18	0	0	27	0	0	3	37	21	76.2
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	19	49	0	0	19	5	22	0	60	54	11.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	17	23	0	0	0	10	0	96	17	129	-86.8
New Westminster	12	1	0	0	0	0	158	200	170	201	-15.4
North Vancouver City	2	2	6	0	0	0	79	0	87	2	**
North Vancouver DM	5	1	32	0	15	0	23	32	75	33	127.3
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	1	1	0	0	0	0	0	26	1	27	-96.3
Port Moody	0	2	0	0	0	0	0	74	0	76	-100.0
Richmond	29	3	0	4	0	24	144	22	173	53	**
Surrey - South	33	33	12	0	73	35	2	0	120	68	76.5
Surrey - Cloverdale	72	44	0	0	12	59	167	51	251	154	63.0
Surrey - North	54	73	2	0	28	5	4	90	88	168	-47.6
Surrey - Guildford	0	1	0	0	0	0	0	0	0	1	-100.0
Surrey - Whalley	1	8	0	0	12	0	452	0	465	8	**
Surrey Total	160	159	14	0	125	99	625	141	924	399	131.6
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	20	0	20	-100.0
Vancouver - Downtown	0	0	0	2	0	10	0	342	0	354	-100.0
Vancouver - Kitsilano	0	1	0	0	0	0	47	0	47	1	**
Vancouver - False Creek	0	0	0	0	0	0	166	0	166	0	n/a
Vancouver - Granville/Oak	0	0	0	2	0	0	0	0	0	2	-100.0
Vancouver - Kerrisdale	1	0	0	0	0	2	33	10	34	12	183.3
Vancouver - Marpole	1	0	0	0	0	0	0	0	1	0	n/a
Vancouver - Eastside	1	0	0	0	0	0	0	60	1	60	-98.3
Vancouver - Mt. Pleasant	0	0	4	2	0	0	6	33	10	35	-71.4
Vancouver - Strath/Grand	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - Westside	1	6	0	0	4	22	0	0	5	28	-82.1
Vancouver Total	4	8	4	6	4	34	252	465	264	513	-48.5
West Vancouver	11	12	0	0	0	0	8	0	19	12	58.3
White Rock	0	1	0	0	0	0	4	6	4	7	-42.9
Vancouver CMA	284	305	64	24	190	208	1,315	1,248	1,853	1,785	3.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Anmore	4	7	0	0	0	0	0	0	4	7	-42.9
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	9	9	0	0	0	0	2	2	11	11	0.0
Burnaby - Mountain	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - North	18	19	6	8	15	5	91	162	130	194	-33.0
Burnaby - Lougheed Mall	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - South & East	12	10	4	12	0	4	33	273	49	299	-83.6
Burnaby - Central Park	5	8	12	4	0	48	0	0	17	60	-71.7
Burnaby - Remainder	31	33	18	34	0	59	0	81	49	207	-76.3
Burnaby Total	67	71	40	58	15	116	124	516	246	761	-67.7
Coquitlam	42	38	4	26	61	119	557	283	664	466	42.5
Delta - Tsawwassen	4	9	0	0	0	0	0	1	4	10	-60.0
Delta - Ladner	16	29	0	0	0	0	1	5	17	34	-50.0
Delta - North	32	38	0	0	37	36	1	1	70	75	-6.7
Delta	52	76	0	0	37	36	2	7	91	119	-23.5
Langley City	0	0	0	0	0	0	0	101	0	101	-100.0
Langley District	77	114	2	16	84	22	192	78	355	230	54.3
Lion's Bay	1	3	0	0	0	0	0	0	1	3	-66.7
Maple Ridge	113	124	18	0	6	10	0	96	137	230	-40.4
New Westminster	32	15	0	4	0	4	398	410	430	433	-0.7
North Vancouver City	7	10	12	2	20	0	370	2	409	14	**
North Vancouver DM	23	29	32	0	15	0	47	32	117	61	91.8
Pitt Meadows	4	11	0	0	0	0	0	70	4	81	-95.1
Port Coquitlam	4	4	0	2	42	25	88	51	134	82	63.4
Port Moody	2	12	0	0	0	0	0	304	2	316	-99.4
Richmond	52	72	2	12	178	35	565	502	797	621	28.3
Surrey - South	147	80	34	28	130	73	274	180	585	361	62.0
Surrey - Cloverdale	254	156	0	4	82	150	272	127	608	437	39.1
Surrey - North	250	232	12	10	81	63	81	97	424	402	5.5
Surrey - Guildford	1	1	0	0	0	0	64	0	65	1	**
Surrey - Whalley	42	32	0	0	22	219	568	140	632	391	61.6
Surrey Total	694	501	46	42	315	505	1,259	544	2,314	1,592	45.4
University Endowment Lands	3	1	2	4	0	0	91	0	96	5	**
Vancouver - West End	0	0	0	0	0	0	319	20	319	20	**
Vancouver - Downtown	0	0	0	2	4	15	309	952	313	969	-67.7
Vancouver - Kitsilano	0	6	0	0	0	0	177	45	177	51	**
Vancouver - False Creek	0	0	0	0	7	0	1,026	0	1,033	0	n/a
Vancouver - Granville/Oak	0	0	0	12	0	6	21	212	21	230	-90.9
Vancouver - Kerrisdale	4	11	0	0	0	9	33	59	37	79	-53.2
Vancouver - Marpole	6	13	2	10	0	7	2	0	10	30	-66.7
Vancouver - Eastside	48	101	2	14	6	0	42	90	98	205	-52.2
Vancouver - Mt. Pleasant	1	2	10	16	30	0	6	129	47	147	-68.0
Vancouver - Strath/Grand	0	4	2	6	0	3	0	43	2	56	-96.4
Vancouver - Westside	15	51	4	0	35	38	0	90	54	179	-69.8
Vancouver Total	74	188	20	60	82	78	1,935	1,640	2,111	1,966	7.4
West Vancouver	39	44	0	0	0	0	8	0	47	44	6.8
White Rock	4	2	0	0	0	0	57	16	61	18	**
Vancouver CMA	1,304	1,332	178	226	855	950	5,695	4,654	8,032	7,162	12.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	171	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	0	0	0	0
Burnaby Total	0	0	0	0	0	171	0	0
Coquitlam	0	36	0	0	0	10	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	0	1
Delta - North	27	0	0	0	0	0	0	1
Delta	27	0	0	0	0	0	0	3
Langley City	0	0	0	0	0	0	0	0
Langley District	19	5	0	0	22	0	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	10	0	0	0	96	0	0
New Westminster	0	0	0	0	158	200	0	0
North Vancouver City	0	0	0	0	79	0	0	0
North Vancouver DM	15	0	0	0	23	0	0	32
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	0	26	0	0
Port Moody	0	0	0	0	0	74	0	0
Richmond	0	24	0	0	140	22	4	0
Surrey - South	73	35	0	0	0	0	2	0
Surrey - Cloverdale	12	59	0	0	137	34	30	17
Surrey - North	28	5	0	0	0	73	4	17
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	12	0	0	0	452	0	0	0
Surrey Total	125	99	0	0	589	107	36	34
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	20	0	0
Vancouver - Downtown	0	10	0	0	0	342	0	0
Vancouver - Kitsilano	0	0	0	0	47	0	0	0
Vancouver - False Creek	0	0	0	0	166	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	2	0	0	33	10	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	0	60	0	0
Vancouver - Mt. Pleasant	0	0	0	0	6	33	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	4	22	0	0	0	0	0	0
Vancouver Total	4	34	0	0	252	465	0	0
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	4	6	0	0
Vancouver CMA	190	208	0	0	1,275	1,179	40	69

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	2	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	5	0	0	91	162	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	4	0	0	33	273	0	0
Burnaby - Central Park	0	48	0	0	0	0	0	0
Burnaby - Remainder	0	59	0	0	0	81	0	0
Burnaby Total	15	116	0	0	124	516	0	0
Coquitlam	61	119	0	0	557	217	0	66
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	0	0	0	0	0	0	1	5
Delta - North	37	36	0	0	0	0	1	1
Delta	37	36	0	0	0	0	2	7
Langley City	0	0	0	0	0	101	0	0
Langley District	84	22	0	0	192	78	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	6	10	0	0	0	96	0	0
New Westminster	0	4	0	0	398	410	0	0
North Vancouver City	20	0	0	0	370	2	0	0
North Vancouver DM	15	0	0	0	47	0	0	32
Pitt Meadows	0	0	0	0	0	70	0	0
Port Coquitlam	42	25	0	0	88	51	0	0
Port Moody	0	0	0	0	0	304	0	0
Richmond	178	32	0	3	561	502	4	0
Surrey - South	130	73	0	0	269	180	5	0
Surrey - Cloverdale	82	150	0	0	201	76	71	51
Surrey - North	81	63	0	0	66	73	15	24
Surrey - Guildford	0	0	0	0	64	0	0	0
Surrey - Whalley	22	203	0	16	568	140	0	0
Surrey Total	315	489	0	16	1,168	469	91	75
University Endowment Lands	0	0	0	0	91	0	0	0
Vancouver - West End	0	0	0	0	319	20	0	0
Vancouver - Downtown	4	15	0	0	309	865	0	87
Vancouver - Kitsilano	0	0	0	0	177	45	0	0
Vancouver - False Creek	7	0	0	0	844	0	182	0
Vancouver - Granville/Oak	0	6	0	0	21	212	0	0
Vancouver - Kerrisdale	0	9	0	0	33	59	0	0
Vancouver - Marpole	0	7	0	0	2	0	0	0
Vancouver - Eastside	6	0	0	0	42	82	0	8
Vancouver - Mt. Pleasant	30	0	0	0	6	129	0	0
Vancouver - Strath/Grand	0	3	0	0	0	43	0	0
Vancouver - Westside	35	38	0	0	0	90	0	0
Vancouver Total	82	78	0	0	1,753	1,545	182	95
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	57	16	0	0
Vancouver CMA	855	931	0	19	5,416	4,379	279	275

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	4	0	0	0	0	0	4
Burnaby - Mountain	1	0	0	0	0	0	1	0
Burnaby - North	7	7	0	4	0	0	7	11
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	5	0	171	0	0	4	176
Burnaby - Central Park	2	2	0	0	0	0	2	2
Burnaby - Remainder	6	11	0	0	0	0	6	11
Burnaby Total	20	25	0	175	0	0	20	200
Coquitlam	1	17	0	36	0	0	1	53
Delta - Tsawwassen	0	2	0	0	0	1	0	3
Delta - Ladner	0	11	0	0	0	1	0	12
Delta - North	10	5	27	0	0	1	37	6
Delta	10	18	27	0	0	3	37	21
Langley City	0	0	0	0	0	0	0	0
Langley District	41	49	19	5	0	0	60	54
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	23	0	106	0	0	17	129
New Westminster	12	1	158	200	0	0	170	201
North Vancouver City	8	2	79	0	0	0	87	2
North Vancouver DM	3	1	72	0	0	32	75	33
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	1	1	0	26	0	0	1	27
Port Moody	0	2	0	74	0	0	0	76
Richmond	43	9	126	44	4	0	173	53
Surrey - South	32	33	86	35	2	0	120	68
Surrey - Cloverdale	80	54	141	83	30	17	251	154
Surrey - North	56	73	28	78	4	17	88	168
Surrey - Guildford	0	1	0	0	0	0	0	1
Surrey - Whalley	1	8	464	0	0	0	465	8
Surrey Total	169	169	719	196	36	34	924	399
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	20	0	0	0	20
Vancouver - Downtown	0	2	0	352	0	0	0	354
Vancouver - Kitsilano	0	1	47	0	0	0	47	1
Vancouver - False Creek	0	0	166	0	0	0	166	0
Vancouver - Granville/Oak	0	2	0	0	0	0	0	2
Vancouver - Kerrisdale	1	0	33	12	0	0	34	12
Vancouver - Marpole	1	0	0	0	0	0	1	0
Vancouver - Eastside	0	0	0	60	1	0	1	60
Vancouver - Mt. Pleasant	4	0	6	35	0	0	10	35
Vancouver - Strath/Grand	0	1	0	0	0	0	0	1
Vancouver - Westside	1	6	4	22	0	0	5	28
Vancouver Total	7	12	256	501	1	0	264	513
West Vancouver	11	12	8	0	0	0	19	12
White Rock	4	7	0	0	0	0	4	7
Vancouver CMA	348	353	1,464	1,363	41	69	1,853	1,785

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Belcarra													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Bowen Island													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
Year-to-date 2009	0	0.0	1	9.1	1	9.1	1	9.1	8	72.7	11	800,000	800,818
Burnaby													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
May 2009	0	0.0	0	0.0	1	4.2	7	29.2	16	66.7	24	798,450	836,063
Year-to-date 2010	0	0.0	0	0.0	0	0.0	8	10.3	70	89.7	78	889,900	959,642
Year-to-date 2009	0	0.0	0	0.0	1	1.5	15	23.1	49	75.4	65	839,000	881,016
Coquitlam													
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	7	15.6	20	44.4	18	40.0	45	659,900	748,489
Year-to-date 2009	0	0.0	0	0.0	0	0.0	20	48.8	21	51.2	41	755,895	832,065
Delta													
May 2010	0	0.0	0	0.0	4	36.4	6	54.5	1	9.1	11	650,000	634,455
May 2009	0	0.0	0	0.0	5	21.7	6	26.1	12	52.2	23	750,000	740,787
Year-to-date 2010	0	0.0	1	1.7	9	15.3	24	40.7	25	42.4	59	729,000	785,954
Year-to-date 2009	0	0.0	0	0.0	14	21.5	31	47.7	20	30.8	65	675,000	715,022
Langley City													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Langley District													
May 2010	0	0.0	0	0.0	6	35.3	6	35.3	5	29.4	17	729,000	742,576
May 2009	0	0.0	19	26.0	26	35.6	22	30.1	6	8.2	73	557,700	578,629
Year-to-date 2010	0	0.0	0	0.0	30	36.1	31	37.3	22	26.5	83	648,000	764,675
Year-to-date 2009	1	0.6	24	14.9	57	35.4	60	37.3	19	11.8	161	599,900	631,040

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Maple Ridge													
May 2010	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	--	--
May 2009	0	0.0	7	26.9	14	53.8	5	19.2	0	0.0	26	562,450	557,388
Year-to-date 2010	0	0.0	36	28.6	69	54.8	19	15.1	2	1.6	126	559,450	552,443
Year-to-date 2009	0	0.0	27	23.1	58	49.6	31	26.5	1	0.9	117	563,900	570,814
New Westminster													
May 2010	0	0.0	0	0.0	6	60.0	2	20.0	2	20.0	10	589,950	634,290
May 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	12	44.4	12	44.4	3	11.1	27	625,000	652,835
Year-to-date 2009	0	0.0	0	0.0	1	9.1	8	72.7	2	18.2	11	670,000	674,709
North Vancouver City													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
North Vancouver DM													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	1	5.9	0	0.0	0	0.0	1	5.9	15	88.2	17	1,560,000	1,441,988
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,569,000	1,565,857
Pitt Meadows													
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
Year-to-date 2009	0	0.0	3	20.0	10	66.7	1	6.7	1	6.7	15	519,900	549,607
Port Coquitlam													
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	--	--
Port Moody													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	2	11.8	0	0.0	0	0.0	15	88.2	17	850,000	919,471
Richmond													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,000,000	1,172,238
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	1	1.5	8	11.9	58	86.6	67	1,000,000	1,141,839
Year-to-date 2009	0	0.0	0	0.0	0	0.0	14	19.7	57	80.3	71	1,000,000	1,101,730

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
May 2010	0	0.0	4	2.7	91	60.7	28	18.7	27	18.0	150	579,000	643,971
May 2009	3	1.9	9	5.8	57	36.5	50	32.1	37	23.7	156	642,450	687,024
Year-to-date 2010	1	0.1	36	5.2	339	48.7	192	27.6	128	18.4	696	599,000	650,972
Year-to-date 2009	5	0.9	25	4.6	191	35.0	165	30.2	160	29.3	546	649,900	722,738
University Endowment Lands													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver City													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
May 2009	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	1,780,000	2,065,983
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	3.5	109	96.5	113	1,400,000	1,817,583
Year-to-date 2009	0	0.0	0	0.0	2	1.0	10	5.1	183	93.8	195	1,000,000	1,369,115
West Vancouver													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	3,200,000	3,455,900
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	3,120,000	3,221,437
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	2,980,900	2,934,371
White Rock													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Vancouver CMA													
May 2010	0	0.0	5	1.9	113	43.8	47	18.2	93	36.0	258	620,500	854,083
May 2009	3	0.8	36	10.0	105	29.1	93	25.8	124	34.3	361	659,000	868,984
Year-to-date 2010	2	0.1	74	5.4	469	34.0	329	23.8	507	36.7	1,381	659,000	871,682
Year-to-date 2009	6	0.4	82	5.9	335	24.0	364	26.1	610	43.7	1,397	700,000	890,475

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2010						
Submarket	May 2010	May 2009	% Change	YTD 2010	YTD 2009	% Change
Anmore	--	--	n/a	--	--	n/a
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	--	800,818	n/a
Burnaby Total	--	836,063	n/a	959,642	881,016	8.9
Coquitlam	--	--	n/a	748,489	832,065	-10.0
Delta	634,455	740,787	-14.4	785,954	715,022	9.9
Langley City	--	--	n/a	--	--	n/a
Langley District	742,576	578,629	28.3	764,675	631,040	21.2
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	--	557,388	n/a	552,443	570,814	-3.2
New Westminster	634,290	--	n/a	652,835	674,709	-3.2
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	--	n/a	1,441,988	1,565,857	-7.9
Pitt Meadows	--	--	n/a	--	549,607	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	--	919,471	n/a
Richmond	1,172,238	--	n/a	1,141,839	1,101,730	3.6
Surrey Total	643,971	687,024	-6.3	650,972	722,738	-9.9
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	--	2,065,983	n/a	1,817,583	1,369,115	32.8
West Vancouver	--	3,455,900	n/a	3,221,437	2,934,371	9.8
White Rock	--	--	n/a	--	--	n/a
Vancouver CMA	854,083	868,984	-1.7	871,682	890,475	-2.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
May 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	January	292	5,834	5%	782,961	109	2,334	5%	449,389	362	5,798	6%	365,657
	February	589	6,118	10%	792,551	244	2,463	10%	437,233	650	5,962	11%	353,064
	March	904	6,266	14%	763,248	392	2,528	16%	442,266	978	5,785	17%	354,605
	April	1,191	6,310	19%	816,801	596	2,468	24%	463,283	1,179	5,533	21%	364,074
	May	1,413	6,060	23%	831,171	664	2,361	28%	479,580	1,458	5,220	28%	394,133
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1,344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1,372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1,243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,056

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 5: MLS® Residential Activity for Vancouver
First Quarter 2010

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2009	Q1	1,785	18,218	10%	776,142	745	6,325	10%	441,660	1,990	17,545	11%	356,112
	Q2												
	Q3												
	Q4												
2010	Q1	3,037	14,329	21%	977,478	1,293	4,963	26%	525,217	3,218	15,852	20%	429,449
	Q2												
	Q3												
	Q4												

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the REBGV, does not include Langley, North Delta,, Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
May 2010

		Interest Rates			NHPI, Total, Vancouver CMA 1997=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.7	112.0	1,230	5.2	66.1	818
	February	627	5.00	5.79	116.2	112.5	1,225	5.8	66.1	821
	March	613	4.50	5.55	114.9	112.6	1,222	6.2	66.2	816
	April	596	3.90	5.25	113.5	112.6	1,228	6.6	66.6	815
	May	596	3.90	5.25	114.0	113.3	1,232	6.9	66.9	809
	June	631	3.75	5.85	113.0	113.3	1,239	7.1	67.3	809
	July	631	3.75	5.85	114.3	112.9	1,237	7.2	67.1	804
	August	631	3.75	5.85	114.5	113.6	1,235	7.4	67.1	812
	September	610	3.70	5.49	116.1	113.5	1,238	7.2	66.9	818
	October	630	3.80	5.84	116.9	112.7	1,238	7.4	67.0	827
	November	616	3.60	5.59	117.2	113.1	1,240	7.4	66.9	823
	December	610	3.60	5.49	118.0	112.7	1,238	7.7	66.9	824
2010	January	610	3.60	5.49	118.5	113.1	1,241	7.8	67.0	823
	February	604	3.60	5.39	119.2	113.9	1,241	7.7	66.8	826
	March	631	3.60	5.85	119.8	113.6	1,238	7.8	66.5	826
	April	655	3.80	6.25	120.3	114.2	1,238	7.5	66.2	828
	May	639	3.70	5.99		114.6	1,239	7.5	66.2	838
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	36	0	8	0	0	0	0	0	44
May 2009	6	0	6	2	3	0	0	0	17
% Change	**	n/a	33.3	-100.0	-100.0	n/a	n/a	n/a	158.8
Year-to-date 2010	160	0	38	1	7	0	0	0	206
Year-to-date 2009	38	0	14	2	19	56	0	0	129
% Change	**	n/a	171.4	-50.0	-63.2	-100.0	n/a	n/a	59.7
UNDER CONSTRUCTION									
May 2010	216	0	60	5	39	157	1	0	478
May 2009	159	0	46	25	67	750	0	0	1,047
% Change	35.8	n/a	30.4	-80.0	-41.8	-79.1	n/a	n/a	-54.3
COMPLETIONS									
May 2010	29	0	12	1	6	0	0	0	48
May 2009	19	0	16	0	0	0	0	0	35
% Change	52.6	n/a	-25.0	n/a	n/a	n/a	n/a	n/a	37.1
Year-to-date 2010	110	0	44	13	12	136	0	0	315
Year-to-date 2009	108	0	44	1	49	0	0	0	202
% Change	1.9	n/a	0.0	**	-75.5	n/a	n/a	n/a	55.9
COMPLETED & NOT ABSORBED									
May 2010	78	0	9	3	22	56	0	0	168
May 2009	175	0	18	9	68	14	0	0	284
% Change	-55.4	n/a	-50.0	-66.7	-67.6	**	n/a	n/a	-40.8
ABSORBED									
May 2010	35	0	10	3	13	8	0	0	69
May 2009	28	0	16	3	9	1	0	0	57
% Change	25.0	n/a	-37.5	0.0	44.4	**	n/a	n/a	21.1
Year-to-date 2010	114	0	38	12	26	154	0	0	344
Year-to-date 2009	98	0	64	4	32	6	0	0	204
% Change	16.3	n/a	-40.6	200.0	-18.8	**	n/a	n/a	68.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
May 2010	28	0	8	0	0	0	0	0	36
May 2009	3	0	6	2	3	0	0	0	14
Fraser Valley H RDA									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Mission DM									
May 2010	8	0	0	0	0	0	0	0	8
May 2009	3	0	0	0	0	0	0	0	3
Abbotsford CMA									
May 2010	36	0	8	0	0	0	0	0	44
May 2009	6	0	6	2	3	0	0	0	17
UNDER CONSTRUCTION									
Abbotsford City									
May 2010	156	0	60	5	39	157	1	0	418
May 2009	116	0	46	25	65	750	0	0	1,002
Fraser Valley H RDA									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Mission DM									
May 2010	60	0	0	0	0	0	0	0	60
May 2009	43	0	0	0	2	0	0	0	45
Abbotsford CMA									
May 2010	216	0	60	5	39	157	1	0	478
May 2009	159	0	46	25	67	750	0	0	1,047
COMPLETIONS									
Abbotsford City									
May 2010	12	0	12	1	6	0	0	0	31
May 2009	15	0	16	0	0	0	0	0	31
Fraser Valley H RDA									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Mission DM									
May 2010	17	0	0	0	0	0	0	0	17
May 2009	4	0	0	0	0	0	0	0	4
Abbotsford CMA									
May 2010	29	0	12	1	6	0	0	0	48
May 2009	19	0	16	0	0	0	0	0	35

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
May 2010	56	0	9	3	11	52	0	0	131
May 2009	95	0	18	9	31	2	0	0	155
Fraser Valley H RDA									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Mission DM									
May 2010	22	0	0	0	11	4	0	0	37
May 2009	80	0	0	0	37	12	0	0	129
Abbotsford CMA									
May 2010	78	0	9	3	22	56	0	0	168
May 2009	175	0	18	9	68	14	0	0	284
ABSORBED									
Abbotsford City									
May 2010	17	0	10	3	13	0	0	0	43
May 2009	18	0	16	3	9	1	0	0	47
Fraser Valley H RDA									
May 2010	0	0	0	0	0	0	0	0	0
May 2009	0	0	0	0	0	0	0	0	0
Mission DM									
May 2010	18	0	0	0	0	8	0	0	26
May 2009	10	0	0	0	0	0	0	0	10
Abbotsford CMA									
May 2010	35	0	10	3	13	8	0	0	69
May 2009	28	0	16	3	9	1	0	0	57

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418
% Change	9.9	0.0	n/a	100.0	-81.8	n/a	-100.0	n/a	3.2
2000	373	2	0	1	22	0	6	0	405

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type May 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Abbotsford City	28	5	0	0	0	3	8	6	36	14	157.1
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	8	3	0	0	0	0	0	0	8	3	166.7
Abbotsford CMA	**36**	**8**	**0**	**0**	**0**	**3**	**8**	**6**	**44**	**17**	**158.8**

Table 2.1: Starts by Submarket and by Dwelling Type January - May 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	116	30	0	2	7	17	38	70	161	119	35.3
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	45	10	0	0	0	0	0	0	45	10	**
Abbotsford CMA	**161**	**40**	**0**	**2**	**7**	**17**	**38**	**70**	**206**	**129**	**59.7**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Abbotsford City	0	3	0	0	8	6	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	3	0	0	8	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	7	17	0	0	38	70	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	7	17	0	0	38	70	0	0

Table 2.4: Starts by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Abbotsford City	36	9	0	5	0	0	36	14
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	8	3	0	0	0	0	8	3
Abbotsford CMA	44	12	0	5	0	0	44	17

Table 2.5: Starts by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	153	42	8	77	0	0	161	119
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	45	10	0	0	0	0	45	10
Abbotsord CMA	198	52	8	77	0	0	206	129

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Abbotsford City	13	15	6	0	0	0	12	16	31	31	0.0
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	17	4	0	0	0	0	0	0	17	4	**
Abbotsford CMA	30	19	6	0	0	0	12	16	48	35	37.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Abbotsford City	74	64	6	16	6	33	180	44	266	157	69.4
Fraser Valley H RDA	0	0	0	0	0	0	0	0	0	0	n/a
Mission DM	49	45	0	0	0	0	0	0	49	45	8.9
Abbotsford CMA	123	109	6	16	6	33	180	44	315	202	55.9

Source. CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Abbotsford City	0	0	0	0	12	16	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	12	16	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	6	33	0	0	180	44	0	0
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	0	0	0	0	0	0	0	0
Abbotsford CMA	6	33	0	0	180	44	0	0

Table 3.4: Completions by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Abbotsford City	24	31	7	0	0	0	31	31
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	17	4	0	0	0	0	17	4
Abbotsford CMA	41	35	7	0	0	0	48	35

Table 3.5: Completions by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Abbotsford City	105	107	161	50	0	0	266	157
Fraser Valley H RDA	0	0	0	0	0	0	0	0
Mission DM	49	45	0	0	0	0	49	45
Abbotsord CMA	154	152	161	50	0	0	315	202

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
May 2010	0	0.0	3	15.0	11	55.0	5	25.0	1	5.0	20	574,500	589,765
May 2009	2	9.5	10	47.6	4	19.0	1	4.8	4	19.0	21	459,900	567,614
Year-to-date 2010	0	0.0	15	20.3	6	8.1	15	20.3	6	8.1	74	566,500	587,486
Year-to-date 2009	3	4.8	12	19.4	12	19.4	10	16.1	12	19.4	62	577,900	615,118
Fraser Valley H RDA													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Mission DM													
May 2010	1	5.6	14	77.8	0	0.0	0	0.0	0	0.0	18	460,450	468,089
May 2009	0	0.0	9	90.0	0	0.0	0	0.0	0	0.0	10	457,500	470,539
Year-to-date 2010	3	5.8	44	84.6	0	0.0	1	1.9	0	0.0	52	459,900	459,235
Year-to-date 2009	0	0.0	32	80.0	0	0.0	0	0.0	0	0.0	40	469,900	479,817
Abbotsford CMA													
May 2010	1	2.6	17	44.7	1	2.6	5	13.2	1	2.6	38	515,000	532,129
May 2009	2	6.5	19	61.3	4	12.9	1	3.2	4	12.9	31	459,900	536,300
Year-to-date 2010	3	2.4	59	46.8	6	4.8	16	12.7	6	4.8	126	507,500	534,557
Year-to-date 2009	3	2.9	44	43.1	12	11.8	10	9.8	12	11.8	102	524,500	562,059

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2010						
Submarket	May 2010	May 2009	% Change	YTD 2010	YTD 2009	% Change
Abbotsford City	589,765	567,614	3.9	587,486	615,118	-4.5
Fraser Valley H RDA	--	--	n/a	--	--	n/a
Mission DM	468,089	470,539	-0.5	459,235	479,817	-4.3
Abbotsford CMA	532,129	536,300	-0.8	534,557	562,059	-4.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley May 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	361	-60.2	648	1,752	2,015	32.2	400,783	-6.4	416,116
	February	643	-48.0	761	2,004	2,108	36.1	392,138	-10.2	399,931
	March	932	-24.7	870	2,626	2,023	43.0	392,692	-11.5	389,590
	April	1,220	-27.7	1,005	2,210	1,955	51.4	409,168	-6.8	407,994
	May	1,415	-7.6	1,149	2,500	2,036	56.4	419,378	-3.1	403,487
	June	1,877	41.3	1,356	2,497	2,049	66.2	424,728	-4.9	412,992
	July	1,982	63.0	1,492	2,823	2,261	66.0	425,479	-1.7	420,410
	August	1,669	91.0	1,583	2,209	2,348	67.4	434,841	0.7	432,283
	September	1,488	61.0	1,557	2,321	2,089	74.5	436,754	5.5	432,694
	October	1,583	120.5	1,765	2,466	2,407	73.3	445,637	7.5	456,570
	November	1,409	191.7	1,756	1,833	2,492	70.5	431,678	7.1	440,598
	December	1,081	142.9	1,719	1,192	2,651	64.8	446,546	8.8	440,129
2010	January	905	150.7	1,605	2,572	2,985	53.8	433,971	8.3	443,700
	February	1,119	74.0	1,333	2,573	2,652	50.3	436,157	11.2	445,588
	March	1,458	56.4	1,316	3,073	2,376	55.4	455,947	16.1	460,339
	April	1,677	37.5	1,402	3,453	2,892	48.5	454,557	11.1	452,192
	May	1,403	-0.8	1,159	3,137	2,679	43.3	457,651	9.1	451,951
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,936	-42.8		6,382			394,017	-9.8	
	Q1 2010	3,482	79.9		8,218			443,875	12.7	
	YTD 2009	4,571	-30.7		11,092			405,912	-7.0	
	YTD 2010	6,562	43.6		14,808			449,551	10.8	

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All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
May 2010

		Interest Rates			NHPI, Total, 1997=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.2	111.4	87	6.2	69.2	744
	February	627	5.00	5.79	115.9	111.9	87	6.6	69.0	752
	March	613	4.50	5.55	114.6	112.0	85	7.0	67.6	763
	April	596	3.90	5.25	113.3	112.1	84	7.2	66.9	754
	May	596	3.90	5.25	113.7	112.9	83	7.7	66.5	752
	June	631	3.75	5.85	112.8	112.8	84	8.3	67.4	747
	July	631	3.75	5.85	113.5	112.4	84	9.0	67.8	752
	August	631	3.75	5.85	113.7	112.8	85	8.8	68.5	764
	September	610	3.70	5.49	115.1	112.7	86	8.7	69.3	768
	October	630	3.80	5.84	115.8	112.1	88	7.9	70.0	774
	November	616	3.60	5.59	116.1	112.4	89	7.8	70.5	774
	December	610	3.60	5.49	116.8	111.9	89	7.3	70.4	786
2010	January	610	3.60	5.49	117.3	112.2	89	7.3	70.2	798
	February	604	3.60	5.39	117.8	113.2	89	6.6	69.7	799
	March	631	3.60	5.85	118.4	112.6	89	6.2	69.3	791
	April	655	3.80	6.25	118.8	113.2	89	6.9	69.9	778
	May	639	3.70	5.99		113.6	89	7.9	70.5	773
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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